



🏠 1 000 m<sup>2</sup> 🏡 Bol, Croatia 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7609</b>	Price	<b>on request</b>
Address	<b>Bol, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>1 000 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>33 000 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Cellar	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We are offering for sale an elegant villa under construction, located on the southern side of the island of Brač, in one of the most beautiful and peaceful bays of the entire Adriatic. This exclusive property, located directly by the sea, has been designed as the perfect retreat for relaxation, privacy, and entertainment in high standard - ideal for clients seeking absolute comfort combined with a Mediterranean atmosphere.

The villa is designed on three levels - basement, ground floor and attic with a total planned area of 1,050 sqm. The basement, with an area of approx. 400 sqm, is dedicated to relaxation and includes a planned wellness area with saunas, showers and a fitness room, a stylish tasting room, two storage rooms and a garage for two cars.

The ground floor, also with an area of approx. 400 sqm, is designed as the main living area. The dominant feature is a spacious living room connected to a dining room and a modern kitchen, six bedrooms - each with its own bathroom and dressing room, two separate guest toilets and two spacious south-facing terraces with breathtaking views of the sea and the surrounding islands.

The attic, with an area of approximately 250 sqm, offers space for additional accommodation or social use, also with panoramic views of the open sea and the scenery of the southern coast of Brač.

The entire complex is set in the natural scenery of Dalmatian olive groves and Mediterranean gardens, on an exceptionally large plot of over 32,000 sqm. The project includes plans for the construction of a private infinity pool, tennis court, and other leisure areas, offering ideal opportunities for personal recreation and high-end tourism with high added value.

An identical villa is also available in the neighborhood, which can be purchased together or separately, either as a shell or fully finished according to individual preferences.

This property is an exceptional investment opportunity, whether you are looking for a private residential paradise or space for a highly prestigious tourist project in one of the most sought-after locations on the Croatian coast.

Price on request - depending on the stage of completion and specific configuration.