



304 m<sup>2</sup> Brač, Croatia 1 850 000 EUR / 44 881 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7511</b>	Price	<b>1 850 000 EUR / 44 881 000 CZK</b>
Address	<b>Brač, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>304 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>444 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a villa located directly by the sea on the southern coast of the island of Brač, a Croatian island in the Adriatic Sea near Split. This luxury property is located in a completely peaceful location surrounded by nature, far from the hustle and bustle of the city, offering complete privacy, an intimate atmosphere, and breathtaking views of the endless Mediterranean Sea.

The villa was built on three floors and its interiors and exteriors were designed with an emphasis on comfort, elegance, and connection with the surrounding nature. It offers a total of five spacious bedrooms and six bathrooms, which are arranged so that each guest has plenty of privacy. There is also a fully equipped gym, a recreation room, a modern kitchen with a living area, and several balconies and terraces—both covered and open—ideal for relaxing and dining with a view of the sea.

The basement has a room for leisure activities, a spacious gym, and an elegant bathroom. The ground floor of the house consists of a bright, modern living room connected to a kitchenette, one bedroom, another bathroom, and three terraces—two of which are partially covered, ideal for quiet moments and summer evenings with friends. On the first floor, there are four bedrooms with en-suite bathrooms and two balconies offering panoramic views of the sea and the surrounding coastline.

The property is equipped with underfloor heating and a complete air conditioning system, ensuring a comfortable stay throughout the year. The villa has a heated outdoor pool, high-quality garden furniture, and an outdoor grill, ideal for preparing Mediterranean specialties. The villa is sold fully furnished and equipped with designer furniture and is ready for immediate use. Outdoor parking is available on the fenced property.

This exceptional property is located in a unique location on the island of Brač, which is one of the most beautiful and sought-after islands in the Adriatic. Thanks to its southern orientation, the villa benefits from all-day sunshine and a Mediterranean climate, which, combined with its location right by the sea, creates an ideal environment for luxury living and recreational use. There are numerous sandy and pebble beaches, bays with crystal clear water and nature trails suitable for walking or cycling in the vicinity.

The villa is only 23 km from the town of Supetar, the main transport hub of the island, which is connected by regular ferry services to Split. Split International Airport is approximately 50 km away, ensuring excellent accessibility from all over Europe. Thanks to its exclusivity, prime location, and architecture, this villa is the ideal choice for a discerning client looking for the perfect combination of privacy, comfort, and unique views.