



96 m<sup>2</sup> Brač, Croatia 1 290 000 EUR / 31 295 400 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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PROJECT MANAGER

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Order number	<b>N7512</b>	Price	<b>1 290 000 EUR / 31 295 400 CZK</b>
Address	<b>Brač, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>96 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>5 499 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 are offering for sale a unique villa with a swimming pool and hot tub, situated in a quiet and sunny location on the island of Brač, just a few minutes' drive from the port of Supetar in Croatia. This elegant property combines modern comfort with traditional Mediterranean charm and offers complete privacy surrounded by nature.

The villa is spread over three floors and has a total living area of 96 m<sup>2</sup>. On the ground floor, there is a spacious living room that flows seamlessly into a modern, fully equipped kitchen and dining area with a round table - ideal for spending time with family or friends. This floor also features the first bedroom with its own bathroom, providing comfortable accommodation for guests or family members.

An internal staircase leads to the upper floor, where you will find the master bedroom with en-suite bathroom and direct access to a private terrace. This terrace offers stunning views of the sea and the surrounding countryside.

The basement houses the villa's technical facilities - an engine room and storage areas, which ensure the smooth running of the property.

The outdoor area, with a total area of 1,200 m<sup>2</sup>, is completely fenced and carefully maintained. There is an infinity pool with an area of 44 m<sup>2</sup>, complemented by a whirlpool. The courtyard also has parking spaces for two vehicles. In front of the villa is a large olive grove with an area of 3,499 m<sup>2</sup>.

The island of Brač is one of the most sought-after destinations on the Croatian Adriatic. It is known for its natural beauty, traditional stone houses, sandy and pebble beaches, and excellent accessibility from the mainland. The villa is located just 3 km from the ferry port in Supetar, from where there are regular connections to Split, and approximately 29 km from Split International Airport, ensuring easy connections to the whole of Europe.

The location offers an ideal balance between tranquility, privacy, and access to all services and cultural activities. It is ideal for both recreational living and as a profitable investment in tourist rentals. The villa's surroundings are interwoven with bike paths, olive groves, and typical Dalmatian villages.