



348 m²

Hvar, Croatia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7558	Price	on request
Address	Hvar, Croatia	Type	Houses
Category	Villa	Usable area	348 m ²
Number of rooms	5 and more rooms	Land area	8 741 m ²
Energy performance of the building	G - Extremely uneconomical	Device	Yes
Parking	Yes	Terrace	Yes
Swimming pool	Yes		

About real estate

We offer for sale an exclusive property with complete privacy, situated in the unspoiled nature of the island of Hvar, only 800 meters from the sea. This fully equipped complex consists of a main villa, three annexes, and a swimming pool, set on a large plot of 8,741 sqm with lush Mediterranean vegetation. The location is ideal not only for discerning clients looking for a peaceful retreat, but also for entrepreneurs in the luxury tourism sector.

The main house, with a built-up area of 120 sqm, is divided into three floors. In the basement there is a utility room and a space ideal for a wine cellar or a traditional Dalmatian tavern. On the ground floor there is a stylish kitchen with a bar, a dining room, a living room with a fireplace, a toilet and two bedrooms with en-suite bathrooms. In the attic there are two more bedrooms, also with en-suite bathrooms.

On the right side of the property there are three separate houses. The first serves as a summer kitchen with a stone barbecue, bread oven and spacious dining area. The second offers a utility room, bathroom and bedroom in the attic. The third house includes a large bedroom with its own bathroom. The entire complex thus offers flexible accommodation options for family, guests, or recreational rentals.

The property also includes a 28 sqm swimming pool with a depth of 1.5 m, equipped with a heat pump for year-round use. The property is energy efficient and self-sufficient – it has a 12 kW solar power plant, a heat pump system for water heating and cooling, and heating. However, there is also a connection to the municipal water and electricity networks.

The property is sold fully equipped and ready for immediate use, including the possibility of continuing the already established tourist business.

The island of Hvar is one of the most prestigious destinations in the Mediterranean and is popular with both the international elite and lovers of nature and tranquility. The villa is situated in a truly unique location in the middle of unspoiled countryside, away from the main tourist routes, with no immediate neighbors or road noise. Nevertheless, it is within easy reach of the sea, local beaches, and marinas, from where you can easily reach the town of Hvar, Jelsa, or the mainland. The combination of comfort, ecology, and exceptional surroundings makes this property a real gem on the real estate market.