



🏠 367 m<sup>2</sup> 📖 Splitska, Croatia 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |             |                          |
|------------------------------------|-----------------------------------|-------------|--------------------------|
| Order number                       | <b>N7596</b>                      | Price       | <b>on request</b>        |
| Address                            | <b>Splitska, Croatia</b>          | Type        | <b>Houses</b>            |
| Category                           | <b>Villa</b>                      | Usable area | <b>367 m<sup>2</sup></b> |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area   | <b>440 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Terrace     | <b>Yes</b>               |

## About real estate

We offer for sale a unique historic villa, which is part of the Castel Cerineo - a Renaissance mansion from the second half of the 16th century, originally owned by a noble family. This precious stone property is located right in the heart of the picturesque town of Splitska on the northern coast of the island of Brac and offers unforgettable views of the sea and the surrounding countryside.

The villa consists of three separate parts. The first part consists of a three-storey semi-detached house with a tower, which provides a panoramic view of the town and the sea. The second part is a separate apartment unit of 52 sqm with a spacious terrace of 36.83 sqm. It also includes additional utility spaces: a storage room (2.34 sqm), a covered terrace (39.46 sqm), a courtyard (71.41sqm) and an attic with a loft space of 50.94 sqm. The third part is a courtyard and building plot with a total area of 440 sqm. The roof and facade of the building have been renovated, but the interior spaces are waiting to be renovated according to the new owner's ideas, opening up space for the creation of a truly exceptional living or recreational facility.

The Splitska location offers all amenities - within walking distance there are restaurants, cafes and shops. Thanks to its location in a sheltered bay, the villa is also ideal for sailing enthusiasts - even larger vessels can be moored here. The town of Supetar, with its ferry connection to the mainland, is only a 5-minute drive away.

This property is an ideal choice for those looking for a quiet retreat on the Dalmatian coast with historical charm, or an opportunity for a tourism business on one of Croatia's most beautiful islands.