



🏠 90 m<sup>2</sup> 📄 Sutivan, Croatia 🏠 500 000 EUR / 12 182 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7429</b>	Price	<b>500 000 EUR / 12 182 500 CZK</b>
Address	<b>Sutivan, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>90 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>95 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>		

## About real estate

We offer for sale a beautiful stone house located in the charming village of Sutivan on the Croatian island of Brač. This stylish property with a living area of 90 m<sup>2</sup>, spread over three floors, impresses with its combination of authentic Dalmatian architecture with modern design and high-quality workmanship.

On the ground floor there is a separate residential unit – a studio with a separate entrance, ideal for guests or as a space for tourist rental. The second and third floors are connected by an internal staircase. The second floor features an elegant living room, a fully equipped kitchen, and a modern bathroom, while the top floor is reserved for a cozy bedroom with an en-suite bathroom and access to a romantic terrace with a view.

The house also includes a practical utility room with a laundry and storage space and a secure private parking space. The property is carefully maintained and ready for immediate use.

Sutivan is a picturesque coastal town on the northwest coast of the island of Brač, which has retained its authentic Mediterranean character. It offers tranquility, beautiful pebble beaches, and a pleasant promenade lined with cafes and restaurants. Thanks to its proximity to the port of Supetar (only 7 km away), Sutivan is easily accessible by ferry from the mainland, just a 50-minute ride from Split. The house itself is located just a few minutes' walk from the historic town center and the sea, making it an ideal choice for recreational purposes or as an investment in tourism in one of the most sought-after locations in Dalmatia.

This property is an exceptional opportunity for clients looking for authentic Mediterranean living without compromising on comfort.