



300 m<sup>2</sup>
 Bol, Croatia
 3 000 000 EUR / 73 335 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7709</b>	Price	<b>3 000 000 EUR / 73 335 000 CZK</b>
Address	<b>Bol, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>300 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>2 700 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Partly</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a unique villa located on the Croatian island of Brač, right by the Adriatic Sea. This property is spread over a plot of 2,700 sqm, surrounded by cascading Mediterranean gardens with olive trees, pine trees, lavender, and rosemary. The villa is situated in a quiet and secluded location, ensuring maximum privacy and the opportunity to enjoy beautiful views of the sea and the islands of Hvar and Vis.

The property includes a main house and a separate guest house, originally a church chapel, both built of natural stone. The interiors are spacious and elegant, with a warm atmosphere and refined details. The villa has large terraces, outdoor dining areas, and a large summer kitchen with a barbecue—the perfect space for relaxing moments with family and friends.

The main house offers three bedrooms, each with access to a veranda or terrace where you can enjoy your morning coffee with a view of the garden. The living room with a fully equipped kitchen is connected to a covered terrace and summer kitchen. The roof terrace has a relaxation area with sun loungers where you can enjoy unique sunsets.

The guest house has an open-plan living area, a gallery with a bedroom, a bathroom with a shower, and a separate toilet, providing comfortable accommodation for visitors or the possibility of renting it out.

The villa is just a few kilometers from restaurants, shops, and the marina, making it an ideal place for lovers of yachting and the Mediterranean lifestyle. The combination of tranquility, privacy, and luxury in this location represents a truly unique opportunity.