



🏠 165 m<sup>2</sup> 📄 Brač, Croatia 💰 995 000 EUR / 24 248 150 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	<b>N7516</b>	Price	<b>995 000 EUR / 24 248 150 CZK</b>
Address	<b>Brač, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>165 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>406 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We are pleased to offer for sale a beautiful modern villa situated in a quiet bay on the island of Brač, just a 5-minute drive from the charming harbor town of Milna. This elegant property is located in the second row from the sea and only a few minutes' walk from the beach, offering the perfect combination of privacy, sea views, and easy coastal access.

The villa offers a total living area of 165 sqm spread across three levels. The lower ground floor features three spacious bedrooms, each with its own bathroom and direct access to the outdoor terrace. The ground floor consists of an open-plan living area with a kitchen, dining space, and an additional bathroom. Floor-to-ceiling panoramic windows flood the space with natural light and emphasize the beautiful views of the surrounding nature. The interior is tastefully furnished in a modern style and fully equipped, making it ideal for immediate use without the need for further renovation.

The first floor includes two more bedrooms, both with en-suite bathrooms, and the main terrace offering stunning sea views. The villa also comes with a private swimming pool, discreetly positioned to ensure maximum privacy, as well as an outdoor parking area for several vehicles. The entire plot is fenced, ensuring peace and privacy even during the summer season.

Milna is one of the most picturesque ports on the island of Brač, easily accessible by ferry from Split. It offers complete amenities including shops, restaurants, cafés, and services for boaters and yachtsmen. The area is popular for its tranquility, natural beauty, and the authentic charm of a Dalmatian island.

This villa is the perfect choice for those seeking modern comfort in a private setting, combined with breathtaking views and close proximity to both the sea and local services. Thanks to its location, contemporary design, stunning outlook, and potential for tourist rental, it represents an outstanding investment – whether for personal use, vacation, or as a profitable rental during the tourist season.