



206 m²

Brač, Croatia

1 200 000 EUR / 29 916 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7417	Price	1 200 000 EUR / 29 916 000 CZK
Address	Brač, Croatia	Type	Houses
Category	Villa	Usable area	206 m²
Number of rooms	5 and more rooms	Land area	808 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	1
Parking	Yes	Terrace	Yes
Swimming pool	Yes		

## About real estate

We offer for sale an exceptional modern villa situated in a prestigious elevated position near the beach, offering absolute privacy, breathtaking views, and unparalleled comfort. This villa with a living area of 206 m<sup>2</sup> is located on a plot of 808 m<sup>2</sup>, just a few minutes from the coast.

The property impresses with its architectural design and high standard of finish. Windows over 3 meters high line the entire southern facade and flood the interior with natural light, while 4-meter-high ceilings enhance the feeling of airiness and open space. The living area includes a spacious living room connected to a kitchen with an island and a dining room, four bedrooms with en-suite bathrooms, and a separate guest toilet. There is also an outdoor storage room accessible from the exterior.

The exterior is designed as a harmonious continuation of the interior, with an outdoor kitchen, barbecue, relaxation area, heated 42 m<sup>2</sup> infinity pool, and lush Mediterranean greenery set in natural Brač stone. The house offers at least three parking spaces.

The house is equipped with the latest technology – underfloor heating throughout the property, an intelligent curtain control system, a camera system, air conditioning, and an emphasis on energy efficiency.

The property is located on the island of Brač, in one of the most sought-after areas of central Dalmatia, which combines natural beauty and tranquility with easy access to the mainland thanks to regular ferry connections from Supetar to Split. The surrounding area is known for its beaches, traditional stone villages, and exceptional cuisine. Thanks to its location on the highest plot of the residential complex, the villa offers unobstructed views of the Adriatic Sea and complete privacy, making it an ideal choice for discerning clients looking for exceptional seaside living or an investment in premium tourist rentals.

This property represents an exceptional opportunity for those seeking a combination of elegant design, a prime location, and maximum comfort.