Luxent | Exclusive Properties

550 m² | Brač, Croatia | 2 050 000 EUR / 50 184 000 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Veronika Pecková

PROJECT MANAGER

veronika.peckova@luxent.cz

+420 771 255 255

Order number	**N7445**	Price	**2 050 000 EUR / 50 184 000 CZK**
Address	**Brač, Croatia**	Type	**Houses**
Category	**Villa**	Usable area	**550 m²**
Number of rooms	**5 and more rooms**	Land area	**787 m²**
Energy performance of the building	**G - Extremely uneconomical**	Parking	**Yes**
Terrace	**Yes**	Swimming pool	**Yes**

About real estate

We are pleased to present this enchanting stone house with a private pool and breathtaking sea views, located in the heart of the picturesque harbor town of Sumartin, on the eastern coast of the island of Brač. Positioned just one row back from the seafront, this unique property combines traditional Dalmatian architecture with modern comfort. It offers approximately 550 sqm of total living space on a 787 sqm landscaped plot.

The property is divided into two main residential units connected by a separate corridor. The first unit is a fully renovated traditional stone house spread across four levels. The ground floor features an open-concept space with a spacious kitchen, dining area, living room, and bathroom, opening onto a large covered terrace – perfect for outdoor dining with a view. The first floor, accessible from the rear of the house, contains an independent apartment with two bedrooms, a bathroom, kitchen, living room, and terrace.

The second residential unit is a two-story apartment with a separate entrance. The lower level includes a living area with kitchen, dining room, guest toilet, and a spacious south-facing terrace with sea views. Upstairs, you'll find the master bedroom, a bathroom, and a bright, glass-enclosed multipurpose room ideal as a lounge, office, or additional bedroom. This apartment is connected to another two-level apartment comprising a large entrance hall, two bathrooms, and three bedrooms – two of which offer open sea views.

The northern side of the property features a newer building originally intended as a restaurant. It consists of two levels and is currently in an unfinished state, giving the future owner the opportunity to complete and adapt the space for a variety of uses – such as a hospitality business, additional living quarters, or recreational amenities.

The centerpiece of the courtyard is a heated swimming pool, accompanied by a spacious covered terrace with a built-in grill and a beautiful Mediterranean garden with fruit trees. The property also includes a separate utility building of 20 sqm and a portion of land suitable for the construction of a smaller structure. Two private parking spaces are available on the property, with additional public parking nearby along the waterfront.

The house is sold fully furnished and equipped. The interior has been thoughtfully designed down to the smallest detail, creating a harmonious and comfortable environment with complete privacy. This property is ideal for a large family or as a premium rental investment with strong income potential.

Sumartin is a charming Dalmatian town with daily ferry connections to Makarska. It offers a peaceful ambiance, crystal-clear waters, and all necessary amenities – restaurants, cafes, shops, and essential services – along with stunning views of the Biokovo mountain range and a naturally rich surrounding landscape.