



200 m<sup>2</sup>

Brač, Croatia

990 000 EUR / 24 373 800 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7524	Price	990 000 EUR / 24 373 800 CZK
Address	Brač, Croatia	Type	Houses
Category	Villa	Usable area	200 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	450 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	2
Parking	Yes	Garage	Yes
Swimming pool	Yes		

## About real estate

We are offering for sale a modern villa with a total area of 200 sqm, located in an attractive part of town on the northern side of the island of Brač. The villa is situated approximately 300 meters from the sea and beautifully maintained beaches, which are equipped with full amenities including cafés and various services.

The ground floor features a spacious living room connected to the kitchen and dining area, along with a pantry, guest toilet, and a utility room designed for laundry and drying. The living room opens directly onto a large terrace with a swimming pool, sunbathing area, outdoor kitchen, and barbecue – an ideal space for relaxation and summer gatherings.

Upstairs, there are three comfortable bedrooms, each with its own en-suite bathroom, ensuring complete privacy and comfort for both residents and guests.

The property also includes a landscaped garden with carefully selected Mediterranean plants that harmonize with the environment and the Dalmatian character of the location. The area where the villa is located is known for its high-quality urban development – dominated by modern villas with a focus on aesthetics and privacy in the planning process.

This property is suitable both as a year-round residence and as a profitable investment for tourist rentals. The town offers complete infrastructure and services needed for comfortable living throughout the year.