



83 m<sup>2</sup> Brac, Croatia 2 000 000 EUR / 48 670 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7481</b>	Price	<b>2 000 000 EUR / 48 670 000 CZK</b>
Address	<b>Brac, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>83 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>4 722 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We are offering for sale an exclusive house with a swimming pool and a stunning sea view, located on a secluded plot of 4,722 sqm, surrounded by unspoiled nature. The total living area of the property is approximately 83 m<sup>2</sup>, providing the perfect space for those seeking peace and privacy. The house combines rustic Dalmatian charm with modern design and is surrounded by ancient olive trees, fig trees, and cypresses, enhancing the atmosphere of seclusion and tranquility.

The property is spread over two floors. The ground floor features a bathroom, a spacious living room, a dining area, and a modern kitchen, all within an open-plan layout. The living room has direct access to a spacious terrace equipped with a heated infinity pool of approximately 60 m<sup>2</sup>. From the terrace, there is a breathtaking view of the sea and coastline, creating the perfect setting for relaxation. The terrace is partially covered and includes an outdoor fireplace and a dining area.

Upstairs, there are two elegantly furnished bedrooms and a modern bathroom with a hydromassage bathtub. The interior has been designed with attention to detail, combining modern elements with traditional Dalmatian style, ensuring maximum comfort and enjoyment.

The property also includes a 50 sqm water tank, a utility room beneath the pool that serves as a laundry and storage area, two garages, and five outdoor parking spaces, providing ample space for multiple vehicles.

The property is only 500 meters from the main road and 800 meters from a location offering all daily necessities – public institutions, shops, restaurants, and beaches. The town of Bol is 25 km away, while the town of Supetar is 23 km away. This house represents an ideal opportunity for those seeking a modern property in a peaceful setting that also radiates authentic Mediterranean charm.