



370 m<sup>2</sup>

Brač, Croatia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

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

Order number	N7603	Price	on request
Address	Brač, Croatia	Type	Houses
Category	Villa	Usable area	370 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	1 028 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Parking	Yes
Garage	Yes	Terrace	Yes
Swimming pool	Yes		

## About real estate

We offer for sale a beautiful villa with swimming pool, located in the first row by the sea, in the picturesque and traditional town of Splitska on the north side of the island of Brac. The villa is currently under construction and is sold fully finished and furnished using the highest quality materials and equipment. The total net living area of this prestigious property is 370 m<sup>2</sup> and it is spread over a plot of 1028 m<sup>2</sup>. It is located approximately 7 km from the ferry port of Supetar, is situated in an area with beautiful views of the sea and the local harbour and offers complete privacy and tranquility.

In the basement there is a tavern with internal chimney, wine cellar, storage room, toilet, two bedrooms with en-suite bathrooms, laundry room, staircase and elevator. In addition, there is a beautiful garden with outdoor furniture, ideal for social gatherings and relaxation.

The ground floor of the villa is dedicated to a large living space, which includes a kitchen, dining room, toilet, two covered and one spacious uncovered terrace. There is also an outdoor barbecue, a sunbathing area and of course a spectacular 65 m<sup>2</sup> infinity and heated swimming pool with three waterfalls, massage and counter-current. From this floor there are spectacular views of the sea and the village centre.

On the first floor there is the master bedroom with bathroom and a spacious terrace, which has a sun terrace and a jacuzzi. This space offers breathtaking views of the sea, the harbor and the old village, which enhances the unique atmosphere of this luxury living. The villa also includes a garage, an outdoor parking area that offers enough space for up to five cars.

This property represents a truly luxurious offering for discerning buyers looking for a quiet yet affordable place to live or relax by the sea with all the comforts of modern living.