



314 m<sup>2</sup> Brač, Croatia 1 900 000 EUR / 46 056 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)

+420 771 255 255

Order number	<b>N7569</b>	Price	<b>1 900 000 EUR / 46 056 000 CZK</b>
Address	<b>Brač, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>314 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 100 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>	Swimming pool	<b>Yes</b>

## About real estate

We are pleased to offer for sale a newly constructed modern luxury villa located on the island of Brač, in an exceptional first-row-to-the-sea position. This exclusive property is just a few steps from the crystal-clear turquoise waters of the Adriatic Sea and a pebble beach, offering uninterrupted views of the sea and surrounding landscape. The villa is situated on a slightly elevated, dominant plot of 1,100 m<sup>2</sup>, ensuring complete privacy and a unique atmosphere of coastal luxury.

The living area of the villa is 314 m<sup>2</sup>, spread over two floors. The ground floor features a day zone with a modern kitchen and dining area, a spacious living room with a fireplace, and a bathroom. From this area, there is direct access to a large, paved terrace of approximately 200 m<sup>2</sup>, designed for sunbathing and relaxation. The highlight of this space is a 40 m<sup>2</sup> infinity pool that seamlessly blends with the sea horizon.

An internal staircase leads to the upper floor, where you'll find three bedrooms. One bedroom has its own private bathroom, while the other two share a spacious bathroom. All rooms have access to a large terrace with breathtaking sea views – an ideal spot for morning coffee or evening relaxation.

The property also includes a separate residential unit – an apartment comprising a living room with a kitchenette, two bedrooms, and two bathrooms. This apartment can serve as accommodation for guests, family, or as an excellent rental investment opportunity.

The villa offers parking for several vehicles and features a private mooring for a boat – a huge advantage for lovers of the sea and yachting.

Thanks to its location, architecture, and features, this luxurious property is an ideal choice for discerning clients seeking an exceptional place to live, vacation, or invest in one of Croatia's most beautiful regions.