



300 m<sup>2</sup> Brač, Croatia 2 400 000 EUR / 58 176 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |                                       |
|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number                       | <b>N7585</b>                      | Price            | <b>2 400 000 EUR / 58 176 000 CZK</b> |
| Address                            | <b>Brač, Croatia</b>              | Type             | <b>Houses</b>                         |
| Category                           | <b>Villa</b>                      | Usable area      | <b>300 m<sup>2</sup></b>              |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>548 m<sup>2</sup></b>              |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Number of floors | <b>3</b>                              |
| Device                             | <b>Yes</b>                        | Parking          | <b>Yes</b>                            |
| Terrace                            | <b>Yes</b>                        | Swimming pool    | <b>Yes</b>                            |

## About real estate

We offer for sale an exclusive, fully furnished villa with stunning sea views, located on one of the most desirable Croatian islands - Brac. This modern villa with a total living area of 300 m<sup>2</sup> was built in 2020 on a plot of 548 m<sup>2</sup> and offers complete privacy, exceptional comfort and first-class facilities for summer relaxation and year-round stay.

The villa is situated on a cascading terrain, allowing breathtaking views from almost every room. Three floors combine timeless design with functional use of space. On the ground floor there is an elegant living room, a fully equipped kitchen with dining room and a separate toilet. The living area flows seamlessly into the covered terrace, which is glazed and equipped with outdoor furniture and a fireplace. Adjacent to the terrace is a private outdoor pool, whose location offers unparalleled views and maximum privacy.

Upstairs you will find four stylishly furnished bedrooms, each with its own bathroom, and access to the landscaped garden, which serves as a quiet place for relaxation and socializing. The top floor of the villa is dedicated to relaxation and regeneration - there are two comfortable bedrooms, two modern bathrooms, a fully equipped gym and a relaxing sauna that complete the character of this exceptional property.

The entire interior is decorated in the spirit of contemporary design and the villa is sold fully furnished, including quality furniture and modern appliances. The sale includes four reserved parking spaces. Only 10 meters from the sea separates this property from the Adriatic, creating the atmosphere of a perfect holiday retreat. The distance from Brac airport is only 11 kilometers, ensuring convenient accessibility.

This villa represents an ideal combination of privacy, elegance and investment potential. It is located in a place that is one of the liveliest destinations on the Croatian coast, yet offers tranquility, space and exceptional surroundings.