



🏠 600 m<sup>2</sup> 📄 Hvar, Croatia 🏷️ 3 600 000 EUR / 87 606 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |                                       |
|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number                       | <b>N7616</b>                      | Price            | <b>3 600 000 EUR / 87 606 000 CZK</b> |
| Address                            | <b>Hvar, Croatia</b>              | Type             | <b>Houses</b>                         |
| Category                           | <b>Villa</b>                      | Usable area      | <b>600 m<sup>2</sup></b>              |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>836 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>                        | Cellar           | <b>Yes</b>                            |
| Swimming pool                      | <b>Yes</b>                        |                  |                                       |

## About real estate

For sale is a unique stone house by the sea, located in a quiet location at the end of the bay on the island of Hvar. The house is situated on a plot of 836 m<sup>2</sup> and has three floors with a total of eight apartments. Each apartment has a separate entrance and offers comfortable living with modern amenities.

In the basement of the house there is a machine room. The apartments are distributed over the different floors and each of them has a terrace or balcony with a magnificent view of the sea and the bay itself. Apartment 1 of 76 m<sup>2</sup> consists of two bedrooms, apartment 2 has 42 m<sup>2</sup> and one bedroom, apartment 3 of 150 m<sup>2</sup> offers three bedrooms, apartment 4 has two bedrooms, apartment 5 of 55 m<sup>2</sup> has one bedroom, apartment 6 of 76 m<sup>2</sup> has two bedrooms, apartment 7 of 55 m<sup>2</sup> has one bedroom and apartment 8 has 80 m<sup>2</sup> and two bedrooms. Each apartment is equipped with a kitchen, bathroom, living room and air conditioning.

The house is built with quality stone and furnished in a rustic style, giving it an authentic atmosphere. In the cultivated garden there is a swimming pool, sun terrace, barbecue and Mediterranean plants that complete the pleasant environment for relaxation. Parking is provided on the property. Thanks to the dense pine forest, the house is protected from views and offers absolute privacy, making it the ideal place to escape from everyday life.

Due to the excellent location, established tourist rentals and positive guest reviews, this house is a great investment opportunity. The beach with sun loungers is only 30 metres from the house and restaurants, cafes and other beaches are located approximately 2 km from the property.

The island of Hvar is famous for its natural beauty, historical monuments and rich cultural heritage, making it one of the most sought-after tourist destinations in Croatia. The location is ideal for those looking for privacy and tranquility, but at the same time want to have access to all the comforts and services it has to offer. There are beautiful beaches in the area that are only a short walk away, as well as restaurants, cafes and shops that can be reached within a few minutes drive. The island is easily accessible by boat, both from the mainland and from other adjacent islands.