

Villa

Brac, Dalmatia



Ref	RE-LB-IRO2177
Type	Villa
Region	Dalmatia › Island Brac
Location	Brac
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	700 sqm
Plot size	1300 sqm
No. of bedrooms	12
No. of bathrooms	9
Price	€ 3 200 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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Two luxury villas with a swimming pool on the 1st line to the sea, by the beach, on beautiful Brac island!
Total area is 700 sq.m. Land plot is 1300 sq.m.

The first villa, encompassing 109 m², offers opulence and comfort mere steps from the sea. Its interior boasts an open-concept kitchen, dining room, and living area, accompanied by two bedrooms each with an en-suite bathroom. A spacious terrace adorned with a swimming pool and sun deck presents a stunning vista of the azure waters. The courtyard features a barbecue and an outdoor shower, ensuring every amenity is at hand. The villa is fully equipped, air-conditioned, and elegantly furnished, ready for immediate occupation.

Nestled between the two villas lies a private parking area capable of accommodating eight vehicles.

The main residence, expansive at 600 m², unfolds over three floors, furnished with luxurious decor and a modern design. It houses ten rooms, seven bathrooms, a separate garage, and a charming tavern. The front yard boasts a fireplace and a grand solid wood table, ideal for gatherings.

Atop this grand domicile rests a lavish penthouse, complete with a spacious terrace offering an enchanting sea view, epitomizing the zenith of luxury and comfort.

Both edifices are in exemplary condition and meticulously maintained. This property presents a rare opportunity to acquire a home on one of the Adriatic's most beautiful islands, perfect for either a private retreat or a lucrative tourist rental.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
4571 €

Average price/m² of this type
in this region:
6431 €

Median price/m² of this type
in this region:
7600 €

Average price/m² of this type
in Croatia:
7957 €

Median price/m² of this type
in Croatia:
6667 €

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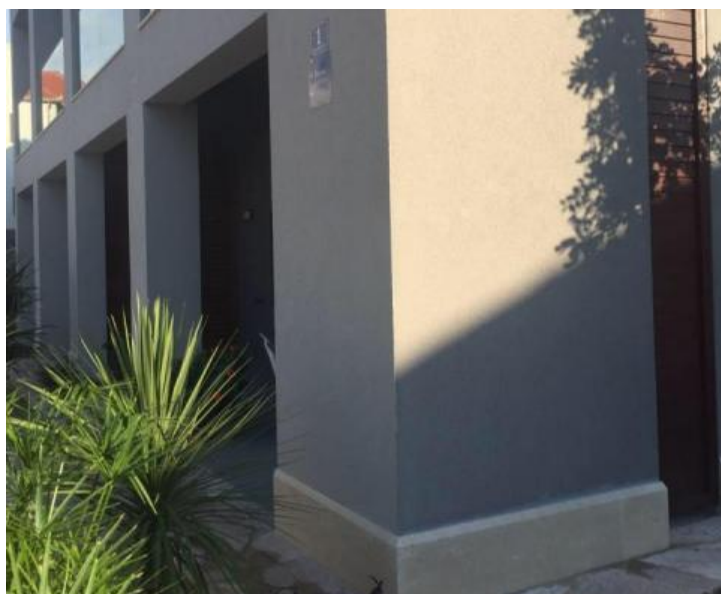
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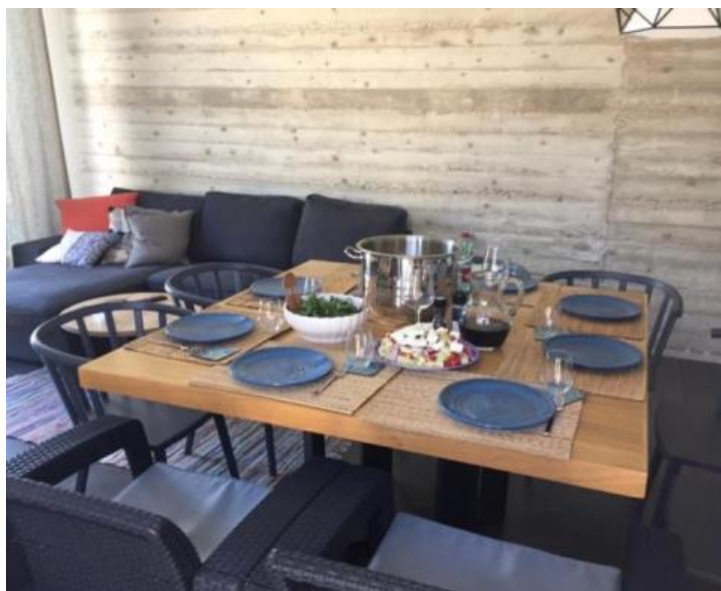
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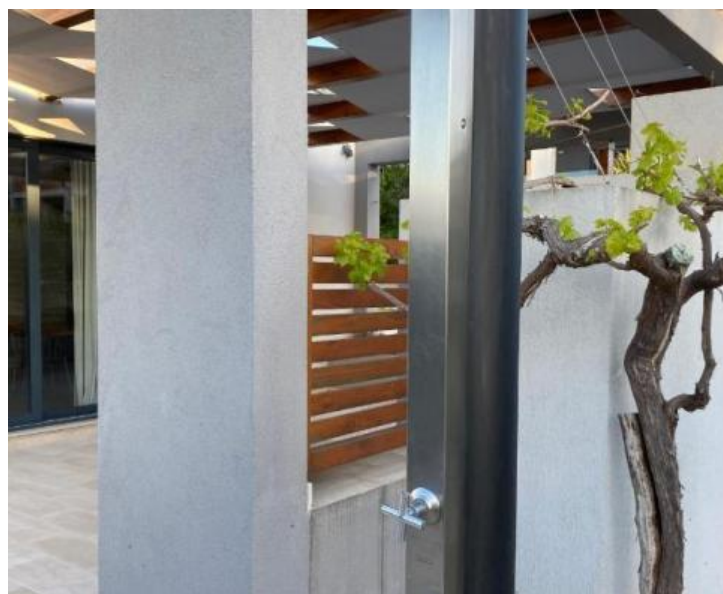
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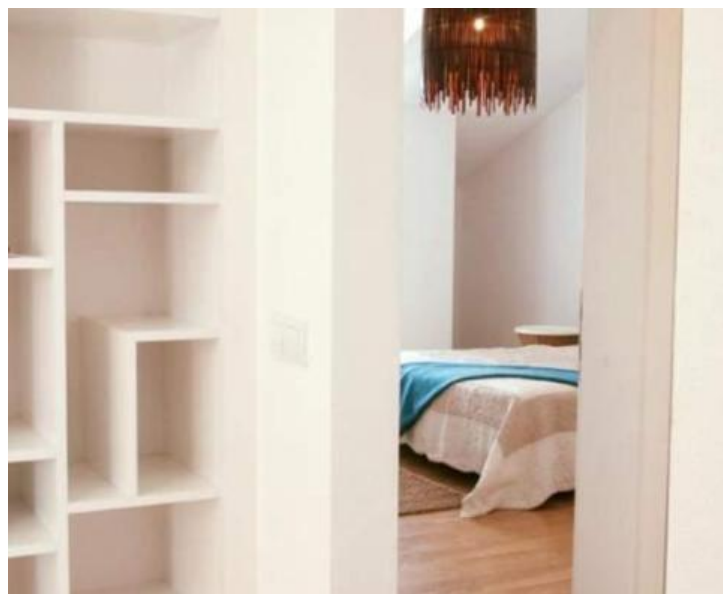
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