

Villa

Brac island, Dalmatia



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|------------------------|------------------------|
| Ref | D-73967 |
| Type | Villa |
| Region | Dalmatia > Island Brac |
| Location | Brac island |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 800 m |
| Floorspace | 220 sqm |
| Plot size | 536 sqm |
| Price | € 1 100 000 |

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Possibility to buy single villa or whole project on Brac in Supetar!

It is a plot of land with a total area of P=12,722m², located in an old olive grove with a view of the town of Supetar and the sea.

The very concept of the project is to provide customers with privacy and security in the best possible way, and to place a ramp at the very entrance and make it a small settlement for itself.

The area is divided into 17 plots, and divided into two zones, Zone 'A' and Zone 'B'. Land plots are meant for luxury villas, of cca. 220 sq.m. each.

Zone 'A' is located in the upper peak part and includes 10 plots, that is, 10 villas with gable roofs, four rooms with bathrooms, living room, kitchen and dining room, outdoor heated swimming pool, parking spaces.

Zone 'B' is located in the lower part of the area and includes 7 plots, i.e. 7 villas with a flat roof and a slightly more modern design, consisting of four rooms, living room, kitchen, dining room, outdoor heated pool and parking spaces.

Each of the Villas will be equipped with top quality materials in the final design (tiles, sanitary ware, parquet, finishing colors), such as heat pumps, underfloor heating, pool heating, smart villa system, video surveillance with alarm, finished horticulture, facade in Brac stone. It is important to note that the end customer will be able to choose materials and colors in the interior, as well as follow all phases of construction and be regularly informed about all phases.

In the first phase, villas of the following designations are also available:

V8 with plot area P=536 m²

V9 with plot area P=564 m²

V11 with plot area P=564 m²

V12 with plot area P=654 m²

V13 with plot area P=647 m²

V14 with plot area P=592 m²

V15 with plot area P=601 m²

V16 with plot area P=613 m²

V17 with plot area P=822 m²

Construction of zone B is underway in the first phase, for which construction has already been completed permits.

The price of a turnkey villa is 1,1 mio euro incl. of VAT.

The method of payment is determined to pay 30% of the total price by the purchase and sale contract for the land and building permit, where at the same time, the buyer signs the construction contract between the client and the company for performing works -70%.

These 70% are also paid by installments of 10% at signing construction agreement, 80% (in 4 tranches) and 10% upon receipt of exploitation permit in the end.

Update for January-February 2025:

Villas are in a building process.

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Villa V13 - Rough construction work has been completed, and the installation of stone and ceramics is currently in progress. The villa is scheduled for completion before the summer of 2025.

Villas V15 and V16 - Rough construction work, reinforcement, and concrete work are in progress.

The price of each individual villa is €1,100,000 (VAT included).

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:
5000 €

Average price/m² of this type
in this region:
6380 €

Median price/m² of this type
in this region:
5875 €

Average price/m² of this type
in Croatia:
4354 €

Median price/m² of this type
in Croatia:
3869 €

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