

Villa

Sumartin, Dalmatia



Ref	RE-LB-20034
Type	Villa
Region	Dalmatia › Island Brac
Location	Sumartin
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	314 sqm
Plot size	1100 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 900 000

New villa on the 1st row to the sea on Brač island, with boat mooring!

In the quaint island haven of Brač, perched in a commanding position, a newly erected modern luxury villa emerges, claiming the first row to the sea.

Just a leisurely stroll from the azure depths and pebbled shores, this residence beckons with opulence.

Spanning two floors, the villa of magnificent sea views sprawls across 314 m² of refined living space, ensconced within a generous plot of 1100 m².

Upon crossing the threshold of the ground floor, one enters a living expanse adorned with a kitchen and dining sanctuary, a capacious living chamber adorned with a crackling fireplace, and a lavatory. This commodious domain spills seamlessly onto a vast paved expanse, doubling as a sun-soaked sanctuary spanning approximately 200 m². Here, a beguiling 40 m² infinity swimming pool entices with its azure allure.

Ascend the internal stairs to the upper echelon, where three bedrooms await. One regal chamber boasts its private bath, while the remaining two share a central sanctuary. Each chamber bestows a pathway to a sprawling terrace, where panoramic vistas unfold in a tapestry of natural splendor.

Nestled within the villa's embrace is a discrete apartment, a haven comprising a living quarter harmonizing with a kitchen, and two bedrooms adorned with private baths.

The villa has an additional apartment for the staff with separate entrance. If there is no need for that space to be separated, new owner can easily remove those 2 walls and make a expansion.

Completing the ensemble, the villa graciously accommodates parking spaces for multiple cars and a mooring post, extending a welcoming embrace to seafaring vessels. In this coastal haven, modernity and luxury intertwine, creating a symphony of comfort against the backdrop of Brač's idyllic charm.

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:
6051 €

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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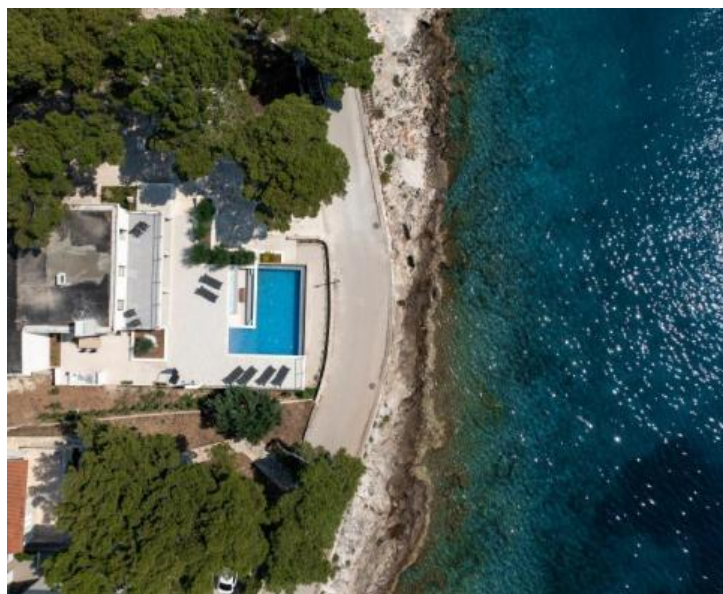
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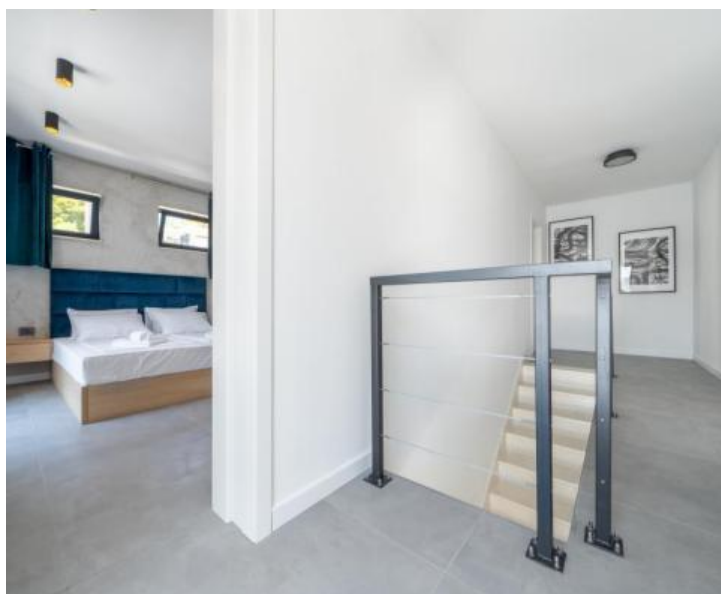
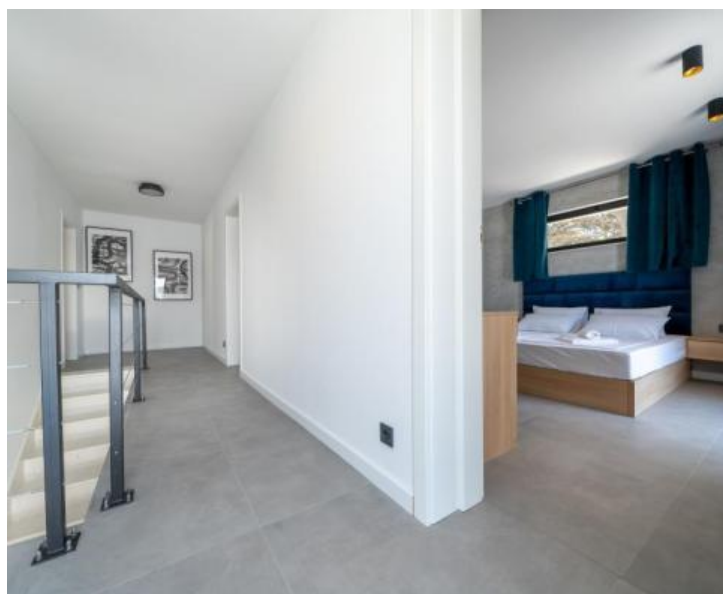
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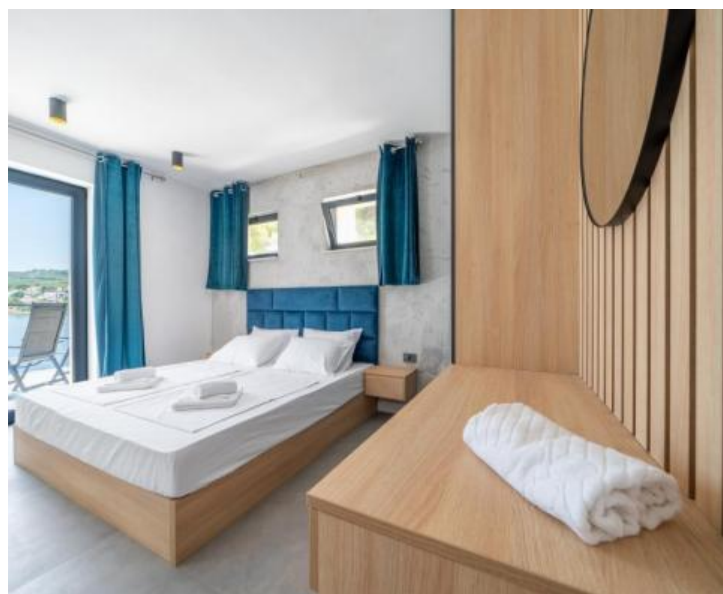
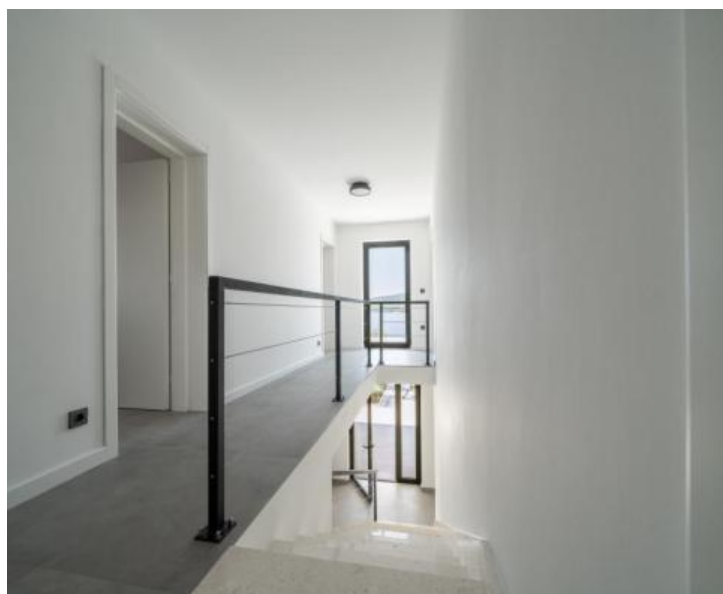
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