

# Villa

## Hvar, Dalmatia



<b>Ref</b>	RE-LB-IRO2403
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Island Hvar
<b>Location</b>	Hvar
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	140000 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 4 000 000

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We are proud to offer a unique 5\*\*\*\*\* estate that seamlessly blends luxury, modern elegance, and Mediterranean charm. Located in the picturesque countryside of Hvar Island, the villa's architecture beautifully integrates contemporary design with the rich local heritage and stunning natural surroundings. This second-to-none property is located cca. 1 km from the sea by air and cca. 2 km by car from the beach, offering magnificent distant sea views and bathing in greenery and lavender scents.

Set on a 140,000 m<sup>2</sup> land plot, this exceptional property was built in 2014 on the historic grounds of a former farmstead and has been a symbol of tranquility and luxury since its completion in 2015.

Perched on a hill with sweeping views of a serene bay, this gorgeous villa is surrounded by lush greenery and ancient pine trees, offering a peaceful retreat that transports guests to a place of calm and timeless beauty.

Upon arrival, the villa's striking facade, enhanced with handcrafted stone accents and warm wooden details, immediately captivates.

Spanning 400 m<sup>2</sup>, this charming property features five spacious, tastefully designed bedrooms with direct access to the expansive terrace and five luxurious bathrooms.

The open-concept ground floor includes a living room with a fireplace, a dining area, and a fully equipped kitchen. The living space seamlessly flows onto the terrace, merging indoor and outdoor spaces and providing stunning views of the surrounding landscape.

The villa's interior is sophisticated and airy, designed with a keen attention to detail. Every element reflects a perfect balance of comfort and style, creating an inviting atmosphere for relaxation. Large windows create a sense of openness, while elegant furniture and subtle accents enhance the luxurious feel.

For outdoor living, the villa offers a specially designed pergola with a built-in barbecue, outdoor mini-bar, and lounge seating – perfect for al fresco dining. A cozy dining room in the basement includes a small wine cellar, ideal for indulgent evenings of fine dining.

A detached studio apartment provides additional privacy for guests or staff, while the property includes top-tier amenities such as a full-size tennis court, sauna, whirlpool, and gym.

The expansive sun deck surrounding the sparkling swimming pool offers plenty of space to enjoy the Mediterranean sunshine.

Villa is equipped with modern security features, including electronic locks, video surveillance, and alarm systems, ensuring peace of mind.

Whether relaxing by the pool, playing a game of tennis, or soaking in the tranquil natural beauty, this fantastic estate is the ultimate luxury retreat, offering an unforgettable experience in comfort, style, and serenity.

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

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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 m<sup>2</sup>:  
10000 €

Average price/m<sup>2</sup> of this type  
in this region:  
8076 €

Median price/m<sup>2</sup> of this type  
in this region:  
7123 €

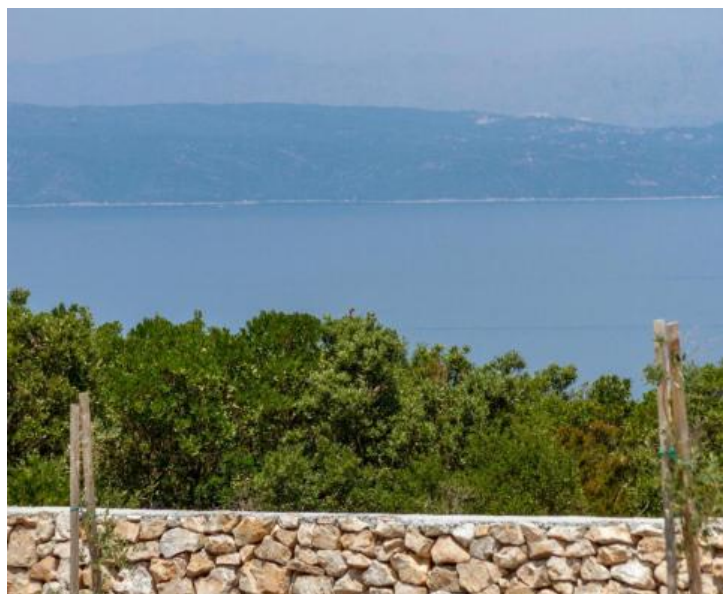
Average price/m<sup>2</sup> of this type  
in Croatia:  
4416 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3874 €



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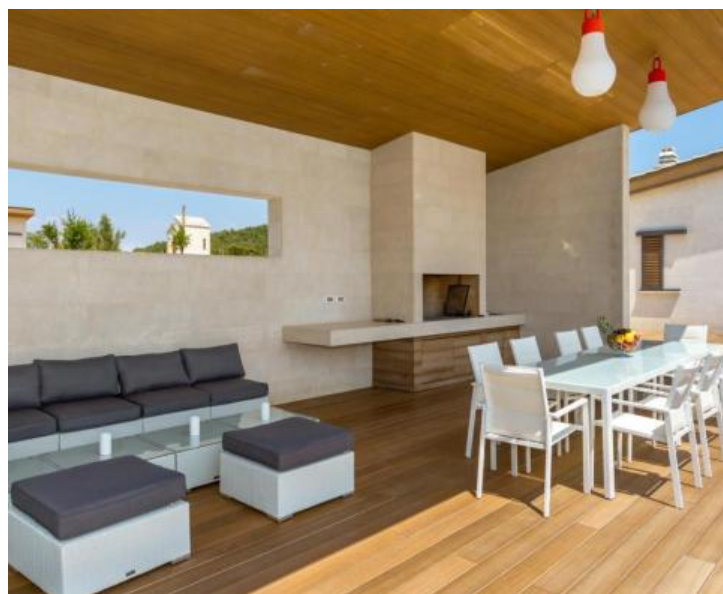
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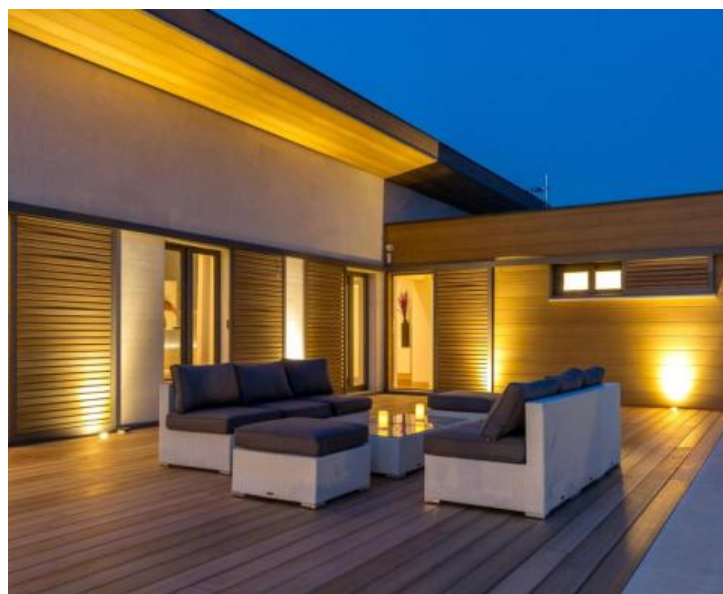
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