

# Villa

## Brac, Dalmatia



<b>Ref</b>	RE-LB-BRAC1
<b>Type</b>	Villa
<b>Region</b>	Dalmatia > Island Brač
<b>Location</b>	Brac
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	2000 sqm
<b>Plot size</b>	64000 sqm
<b>No. of bedrooms</b>	12
<b>No. of bathrooms</b>	12
<b>Price</b>	Price upon request

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Fantastic offers for Brač island and for Dalmatia!  
Two newly built villa on the 1st line to the sea, with amazing sea views!  
Can be sold in a package or individually.

Two stunning modern villas are currently being built side by side on the southern shore of Brač island, perfectly designed for luxurious living and ultimate relaxation just steps from the sea. Both properties are positioned in the very first row to the water within one of the island's most picturesque coves, offering an ideal setting for an unforgettable dream escape.

Each villa spans two floors plus a large basement, with approximately 400 m<sup>2</sup> allocated to the cellar, 400 m<sup>2</sup> on the ground floor, and 250 m<sup>2</sup> in the attic, which provides breathtaking panoramic views of the Adriatic Sea and nearby islands.

The basements of both villas are dedicated wellness and leisure areas, featuring saunas, showers, gyms, spacious tasting rooms showcasing Dalmatian specialties, two storage rooms, and double garages, creating perfect spaces for relaxation and entertainment.

The ground floors are designed for comfortable living and socializing, boasting generous open-plan living and dining areas, modern kitchens, six bedrooms each with en-suite bathrooms and walk-in closets, two guest toilets, and large south-facing terraces with stunning sea views.

Set on expansive plots of over 32,000 m<sup>2</sup> each, surrounded by 250 olive groves and traditional Dalmatian landscaping, the estates also include plans for swimming pools, tennis courts, and additional recreational facilities, offering excellent potential for private enjoyment or outstanding tourist development.

Both villas can be purchased separately or together, either as shells or fully completed, providing a rare opportunity to own exceptional luxury properties in one of Brač's most sought-after locations.

Price is available upon request, depending on the stage of construction.

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.

### **Property advantages:**

Storage  
Spa  
Modern

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Average price/m<sup>2</sup> of this type  
in this region:  
5.872 €

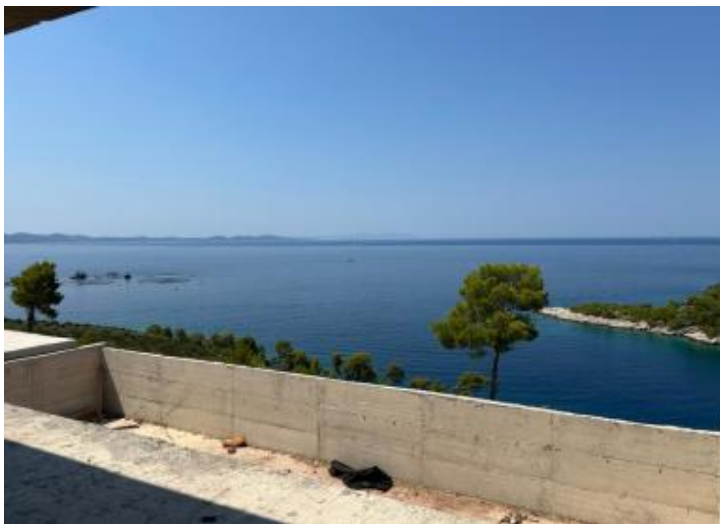
Median price/m<sup>2</sup> of this type  
in this region:  
7.222 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8.658 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
7.143 €

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