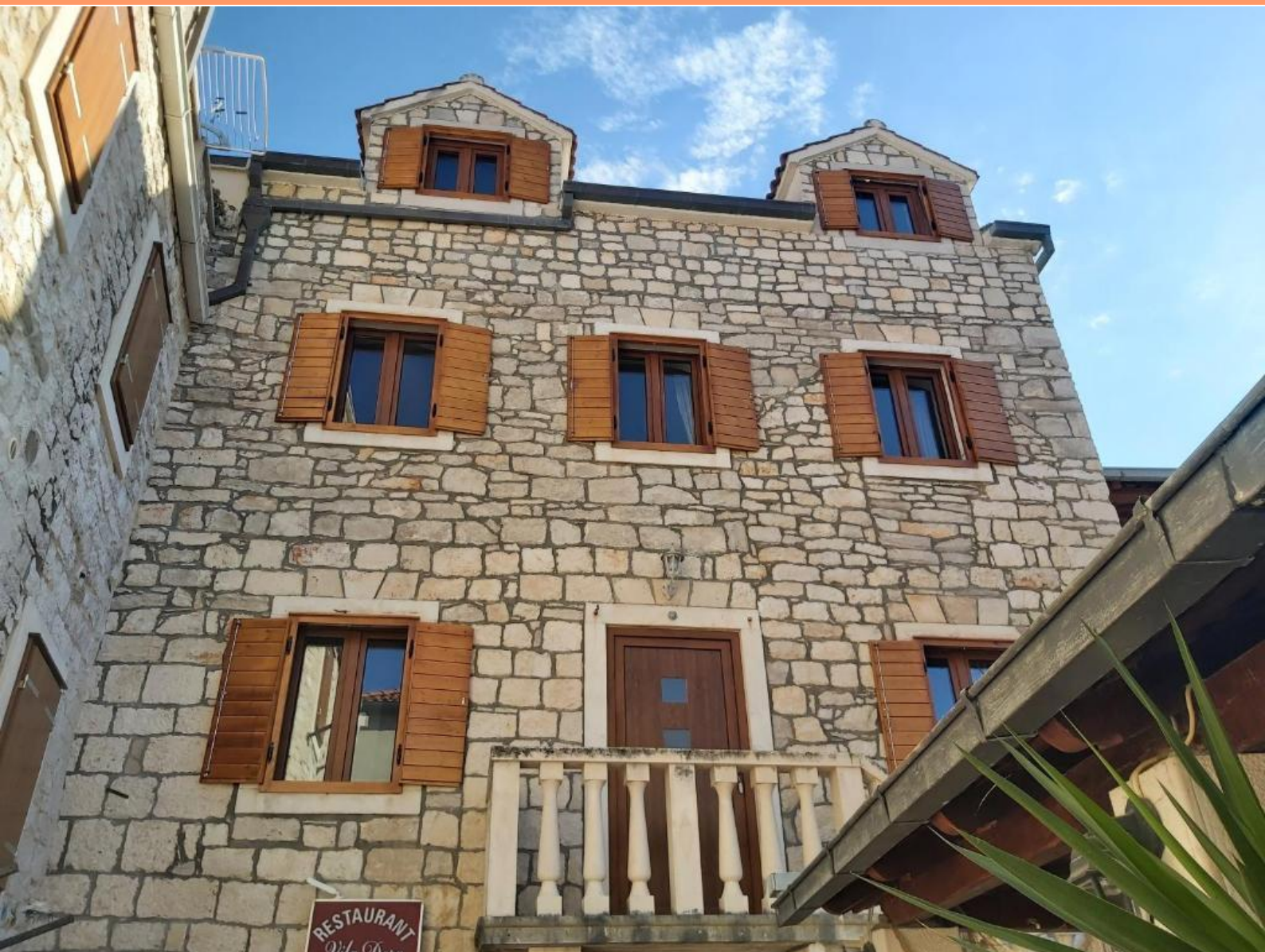


Mini-hotel

Supetar, Dalmatia



Ref	RE-LB-IRO2623
Type	Mini-hotel
Region	Dalmatia > Island Brač
Location	Supetar
Front line	No
Sea view	Yes
Distance to sea	15 m
Floorspace	450 sqm
Plot size	400 sqm

Mini-hotel

Supetar, Dalmatia



No. of bedrooms	8
No. of bathrooms	10
Price	€ 1 650 000

Mini-hotel

Supetar, Dalmatia



Located in the very center of Supetar on the island of Brač, this remarkable stone villa from the 18th century offers a rare opportunity to own a piece of Dalmatian history. Built in 1780, before the French Revolution, the villa occupies one of the most desirable positions on the island—just 15 meters from the sea and 50 meters from the main town beach. With shops, restaurants, cafes, and all essential amenities nearby, and the ferry port just a two-minute walk away, the location is ideal for both visitors and residents.

The property is set on a 400 square meter plot and offers a total of 450 square meters of interior space. Fully renovated in 2015, the villa has been carefully restored to preserve original features and maintain its traditional charm. Interior stone walls have been retained, while the outdoor terraces are paved with authentic Brač stone, combining historic authentic character with comfort of the 21st century.

The ground floor features a well-established, fully equipped restaurant currently in successful operation, making this property a strong investment opportunity. Two terraces are situated in front of the restaurant, with the option to add two more floors and an attic, offering significant potential for expansion.

The residential portion of the villa is divided into eight apartment units. Two apartments, each with private terraces, are located on the ground floor and basement. Four additional apartments, also with terraces, are situated on the first and second floors. The attic contains two more apartments, both offering sweeping views of the sea and town.

The villa has two separate entrances, allowing flexible use of the space—ideal for tourism, rental income, or private living. It can easily be adapted into a spacious family home or transformed into an exclusive boutique hotel.

This historic stone villa in Supetar represents a rare opportunity to invest in a high-demand location on Brač, offering direct access to the sea, a thriving hospitality component, and versatile residential potential in one of Croatia's most popular island destinations.

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:

Urbanized

Mini-hotel

Supetar, Dalmatia



Price per m²:
3.667 €

Average price/m² of this type
in this region:
3.022 €

Median price/m² of this type
in this region:
2.757 €

Average price/m² of this type
in Croatia:
2.709 €

Median price/m² of this type
in Croatia:
2.332 €

Mini-hotel

Supetar, Dalmatia



Mini-hotel

Supetar, Dalmatia



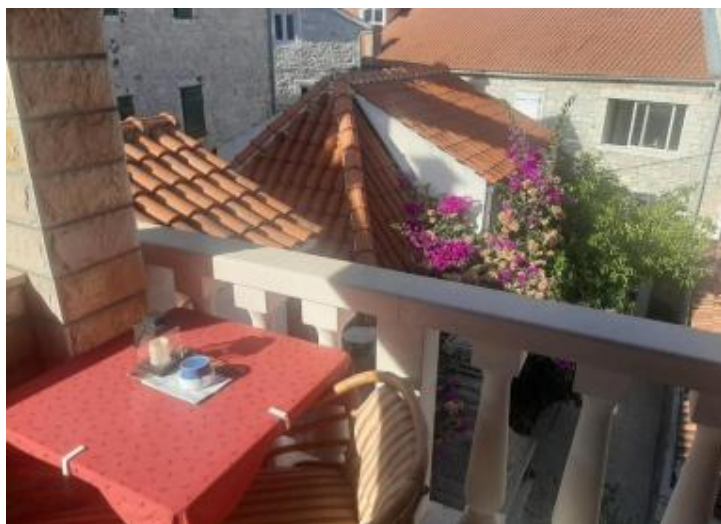
Mini-hotel

Supetar, Dalmatia



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