

Villa

Brac, Dalmatia



Ref	RE-LB-IRO2075
Type	Villa
Region	Dalmatia › Island Brač
Location	Brač
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	575 sqm
Plot size	3600 sqm
No. of bedrooms	5
No. of bathrooms	8
Price	€ 3 350 000

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Discover the epitome of Mediterranean luxury: a stunning seaside villa for sale on the enchanting island of Brač, Croatia.

Nestled on the northeastern coast of Brač in a serene bay enveloped by pristine nature, this exquisite property merges timeless elegance with unparalleled comfort. Just steps from the shimmering turquoise Adriatic Sea, it beckons true connoisseurs of refined island living and indulgent escapes.

Spanning a generous 3,600m² plot, the villa offers 575m² of thoughtfully designed living space across its main residence, a private guest apartment, and a secluded wellness retreat—perfect for those seeking a premier Brač island villa that harmonizes with its surroundings.

The heart of the home is the 225m² main house, where modern aesthetics blend seamlessly with warm Mediterranean vibes. A grand living room flows into a state-of-the-art kitchen and dining space, while four en-suite bedrooms ensure intimate privacy and supreme relaxation. Every element whispers sophistication, from sunlit corners to bespoke finishes.

Step outside to an expansive terrace overlooking the endless sea, complete with a barbecue haven, infinity pool, and sun-drenched lounging areas—ideal for al fresco dinners or lazy afternoons under the Brač sun.

Adjoining the main villa, a self-contained 70m² apartment provides effortless hospitality. Its open layout features a cozy kitchen, dining nook, living area, bedroom, and bath, all accessible via a private entrance for undisturbed retreats.

Beneath lies an 85m² basement with a double garage and versatile staff quarters, blending practicality with poise.

Elevating indulgence further, the 70m² wellness wing—complete with sauna, bath, powder room, mini-kitchen, laundry, and storage—offers a personal sanctuary, entered discreetly to preserve your serenity.

Encircled by lush Mediterranean gardens, this Brač luxury villa feels like a hidden oasis, where olive groves and wild blooms frame the azure horizon.

More than a property, this seaside haven on Brač is a lifestyle legacy—a tranquil refuge where nature's splendor meets bespoke luxury. Seize this rare chance to claim your slice of authentic Adriatic paradise; inquire today about this unmatched Brač villa for sale.

NOTE 1: There is a possibility to buy neighbouring urbanized land plot of 2748 sq.m. (Price is extra 2 mio euro).

NOTE 2: There is also a possibility to buy one more luxury villa in the immediate neighbourhood. Please, inquiry of all the possibilities.

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.

Property advantages:

Garage
Spa
Sauna
Urbanized
Modern

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Price per m²:
5.826 €

Average price/m² of this type
in this region:
5.872 €

Median price/m² of this type
in this region:
7.222 €

Average price/m² of this type
in Croatia:
8.658 €

Median price/m² of this type
in Croatia:
7.143 €

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