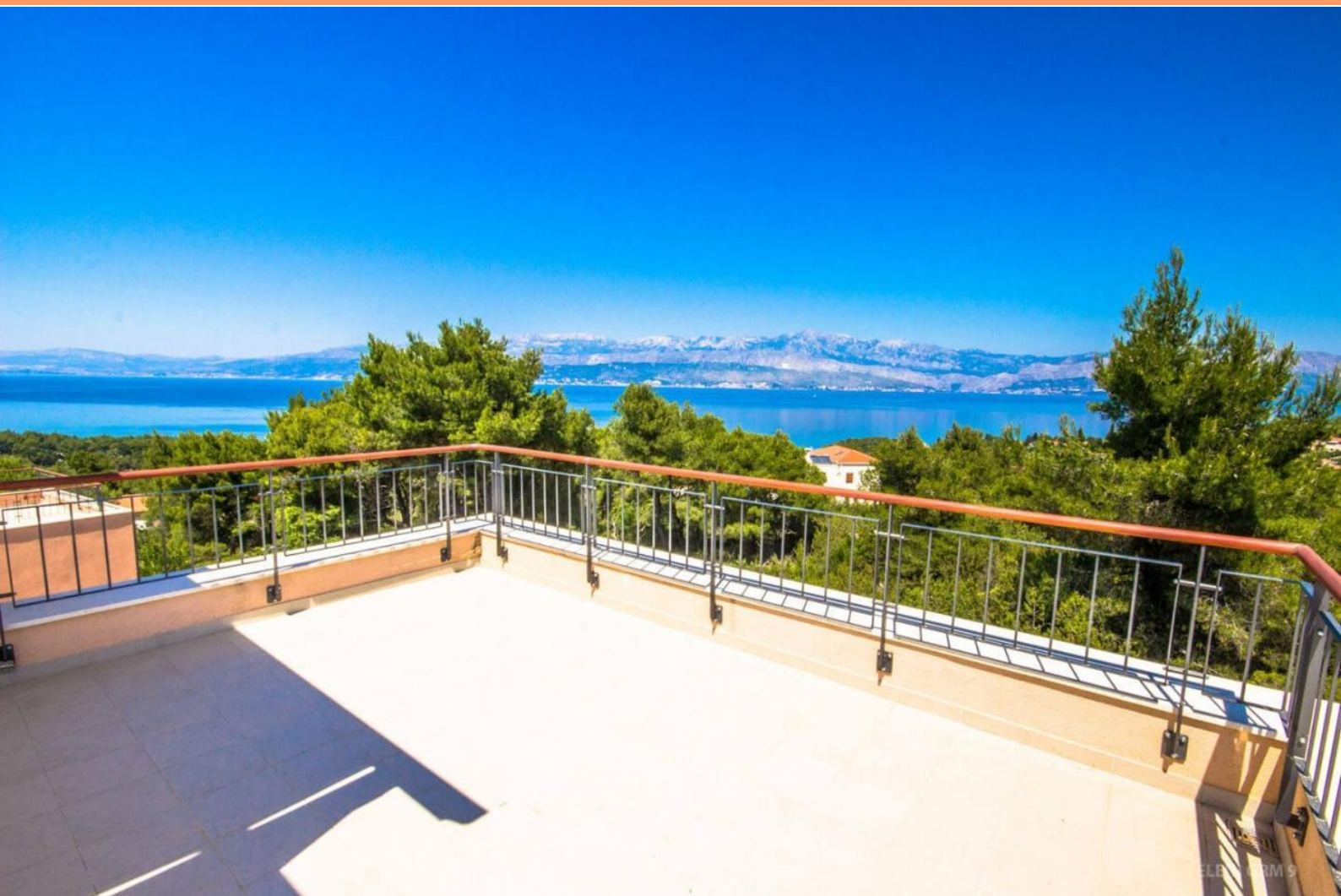


Villa

Splitska, Dalmatia



Ref	RE-LB-P302
Type	Villa
Region	Dalmatia > Island Brač
Location	Splitska
Front line	No
Sea view	No
Distance to sea	200 m
Floorspace	220 sqm
Plot size	450 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 800 000

BRAČ ISLAND, SPLITSKA - Modern Family Villa with Pool, Roof Terrace and Sea View, Walking Distance to the Village!

Set in a **lush Mediterranean landscape** and within **easy walking distance of the charming coastal village of Splitska**, this **modern, fully air-conditioned family villa** is located on the beautiful **island of Brač, Croatia**. Arranged over **two floors and complemented by a spacious rooftop terrace**, the villa offers **stunning sea views**, privacy, and exceptional comfort.

The property is **easily accessible from Split** via frequent ferry connections, with a scenic journey of approximately **50 minutes**, making it ideal both as a **private holiday residence** and a **high-quality rental investment**.

Property Overview

- **Living area:** 220 m²
- **Land plot:** 450 m²
- **Bedrooms:** 3
- **Bathrooms:** 3
- **Private swimming pool:** 8 × 3 m
- **Large rooftop terrace with sea view**

The interior is **modern, bright, and uncluttered**, offering a comfortable and sun-filled living environment throughout the year.

Ground Floor

The ground floor features a **spacious and elegant living area** designed for comfort and socializing:

- Living room with ample seating
- Separate dining area with table for six people
- Breakfast bar with three bar stools
- Fully equipped modern kitchen (dishwasher, fridge/freezer, oven, cooktop, kettle, coffee machine, cookware and tableware)
- Guest toilet with washbasin
- Laundry facilities including washing machine, iron, ironing board, and hairdryer

The living room opens through **three almost floor-to-ceiling French doors**, leading directly to the **private garden and swimming pool**, creating a seamless indoor-outdoor connection.

First Floor

An internal staircase leads to the first floor, which includes:

- **Three double bedrooms**, each with built-in wardrobes
- **Three bathrooms**
- The master bedroom features an **en-suite bathroom with a bathtub**
- The remaining bathrooms are equipped with **modern walk-in showers**
- All bedrooms are furnished with **double beds (160 × 200 cm)**

Rooftop Terrace

The **rooftop terrace**, accessed via internal stairs, offers **beautiful open views of the sea** and features a **covered pergola**, making it an ideal space for relaxation, sunbathing, or evening gatherings.

Outdoor Area

The landscaped **450 m² garden** is rich in Mediterranean vegetation and designed for outdoor living:

- Private swimming pool (8 × 3 m)
- Outdoor shower
- Covered stone-paved terrace with outdoor dining furniture
- Gas barbecue area

Prime Location

- **Walking distance to Splitska village**
- Close to the marina, beaches, restaurants, cafés, and a local supermarket
- Quiet and private residential setting

Ideal For

This **villa for sale on Brač Island** is perfectly suited as:

Villa

Splitska, Dalmatia



- A **luxury holiday home in Croatia**
- A **family residence near the sea**
- A **high-quality investment property for tourist rental**

Combining **modern architecture, a private pool, sea-view rooftop terrace, and a prime island location**, this property represents a **rare opportunity to own premium real estate in Splitska, Brač**.

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:

Roof terrace
Swimming pool
Garden
Urbanized
Modern

Villa

Splitska, Dalmatia



Price per m²:
3.636 €

Average price/m² of this type
in this region:
6.155 €

Median price/m² of this type
in this region:
5.875 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

Villa

Splitska, Dalmatia



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