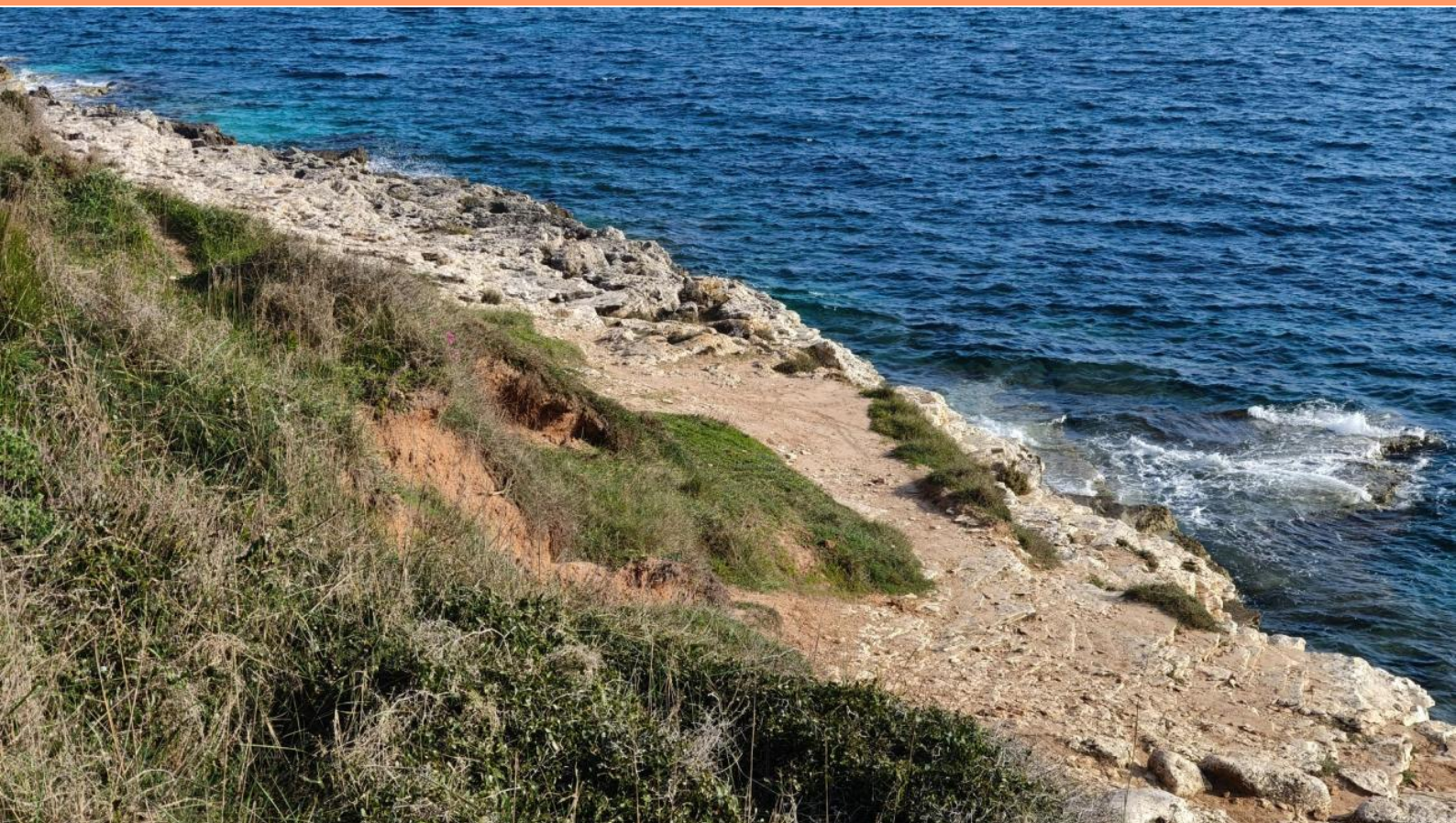


House

Brac, Dalmatia



Ref	RE-TR-4565
Type	House
Region	Dalmatia › Island Brač
Location	Brač
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	22 sqm
Plot size	540 sqm
Price	€ 185 000

House

Brač, Dalmatia



Unique investment opportunity!

Seafront house for sale on the southern coast of Brač, positioned in a truly rare and untouched Adriatic location between the stunning pebble beaches of Smrčeva Beach and Vela Planica Beach. This unique coastal property offers direct proximity to the crystal-clear sea and complete privacy, making it an exceptional opportunity for buyers seeking an authentic Mediterranean retreat or an off-grid investment on one of Croatia's most desirable islands.

The property consists of a legalized single-storey house with a footprint of 22 square meters, situated on a spacious 540 square meter land plot. Registered as a residential building, this legalized house provides the possibility of obtaining a rental license, which significantly increases its investment potential for tourist accommodation in this highly attractive seaside area.

Located on the sunniest southern side of Brač Island, the property enjoys abundant natural light, open sea views, and an unspoiled natural environment characterized by pine trees, rocky coastline, and turquoise waters. The location guarantees peace and exclusivity, far from crowded tourist zones, yet within reach of some of the most beautiful beaches on the island.

Currently, the house does not have water and electricity connections, offering an ideal opportunity for buyers interested in sustainable, eco-friendly, or off-grid living solutions such as solar panels, rainwater collection systems, and autonomous energy setups. Access to the property is provided via a walking path, further enhancing its secluded character and authentic Robinson-style atmosphere.

An existing conceptual design project foresees the addition of a habitable attic space that could serve as a sleeping area, effectively increasing the usable living space while maintaining the compact coastal charm of the original structure. This expansion potential allows future owners to upgrade the property according to their personal vision while preserving its unique seaside identity.

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

House

Brac, Dalmatia



Price per m²:
8.409 €

Average price/m² of this type
in this region:
7.492 €

Median price/m² of this type
in this region:
8.409 €

Average price/m² of this type
in Croatia:
5.444 €

Median price/m² of this type
in Croatia:
3.945 €

House

Brac, Dalmatia



House

Brac, Dalmatia



House

Brac, Dalmatia

