

Apartment

Bol, Dalmatia



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|-------------------------|------------------------|
| Ref | RE-LB-IRO2847 |
| Type | Apartment |
| Region | Dalmatia › Island Brač |
| Location | Bol |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 400 m |
| Floorspace | 34 sqm |
| No. of bedrooms | 1 |
| No. of bathrooms | 1 |
| Price | € 255 750 |

Luxury Stone Apartment near Bol, Brač - 400m from the Sea & Minutes from Zlatni Rat!

Discover an architectural masterpiece on the south coast of **Brač**, one of Croatia's most sought-after island destinations. This **high-end stone villa**, completely renovated in **2023**, offers a rare combination of raw Mediterranean nature and sophisticated modern luxury.

Positioned just **3 km from the iconic Zlatni Rat (Golden Horn)** and the vibrant town of Bol, this property provides the ultimate sanctuary of peace with world-class amenities just minutes away.

Featured Residence: Apartment AP1 (Ground Floor)

- **Size:** 34.1 m² of exquisitely designed living space.
- **Unique Design:** This apartment features a **private entrance** and a breathtaking interior where **natural rock formations** meet historic stone walls, creating a "cave-luxe" aesthetic found only in the finest Mediterranean boutiques.
- **Layout:** A spacious living area, a separate private bedroom, and a designer bathroom.
- **Outdoor Space:** Enjoy a semi-private terrace with a coffee lounge area—perfect for slow mornings in the Mediterranean sun.
- **Price:** €255,750

The "Boutique Hotel" Concept

The villa is composed of 9 legally subdivided units, making it a premier **turn-key investment**. The property is already fully operational, boasting high occupancy rates and exceptional guest reviews for those seeking a premium rental income.

Exclusive Wellness & Common Areas

Owners and guests have access to a carefully curated communal garden that functions as a private resort:

- **Sea-View Wellness:** Relax in the **Finnish sauna** with views of the Hvar channel or the outdoor **jacuzzi**.
- **Al Fresco Lifestyle:** A fully equipped outdoor kitchen, a large pergola with a dining area, and a dedicated lounge zone.
- **Active Living:** Outdoor shower and a dedicated space for fitness/yoga.

Available Apartments & Pricing

- **Apartment AP1:** 34.1 m² (Private entrance & Rock interior) - **€255,750**
- **Apartment AP2:** 37.8 m² - **RESERVED**
- **Apartment AP4:** 18.6 m² - **€148,800**
- **Apartment AP6:** 20.8 m² - **RESERVED**
- **Apartment AP7:** 20.3 m² - **€162,400**
- **Apartment AP8:** 20.1 m² - **€168,800**
- **Apartment AP9:** 24.9 m² - **€252,000**

These units are unique because of the **shared wellness area (Sauna/Jacuzzi)**. This moves them from "standard apartment" to "boutique resort" category.

- **Unit AP9 (Gallery Suite):**

- **Peak Season: €190 - €240** per night.

- **Shoulder Season: €120 - €150** per night.

- **Smaller Units (AP4/AP8):**
 - **Peak Season: €130 - €160** per night.

- **Gross Annual Income (Avg. Unit): €14,000 - €18,000.**

- **ROI Factor:** Massive. The "Authentic Stone" aesthetic allows for a 20-30% price premium over modern concrete boxes.

Location: The Best of Brač

While Bol is the center of island activity, this location is where the connoisseurs stay. Surrounded by vineyards and crystal-clear hidden coves, the property is just **400 meters from the beach**, offering spectacular panoramic views of the azure horizon.

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:

Spa
Sauna
Garden
Modern

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Price per m²:
7.522 €

Average price/m² of this type
in this region:
5.986 €

Median price/m² of this type
in this region:
4.500 €

Average price/m² of this type
in Croatia:
4.662 €

Median price/m² of this type
in Croatia:
4.230 €

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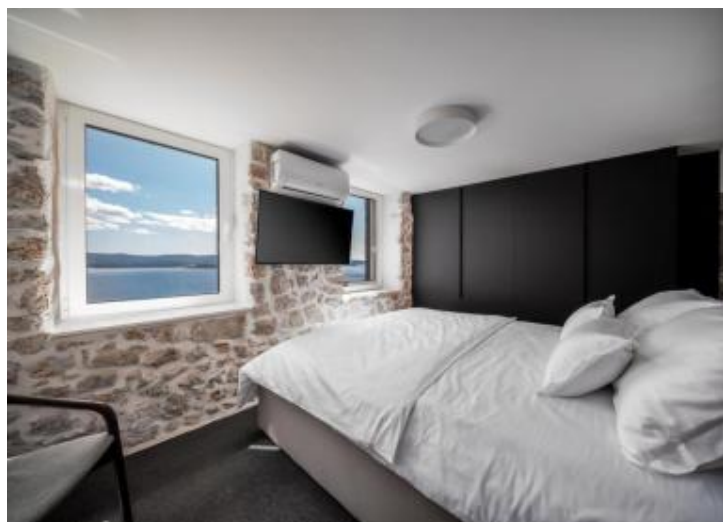
Bol, Dalmatia



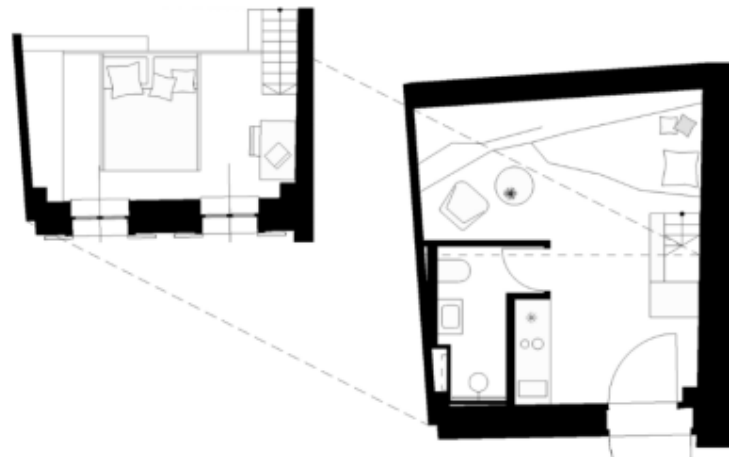
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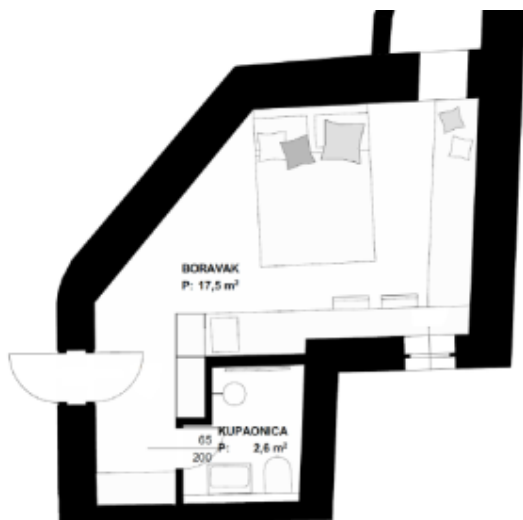


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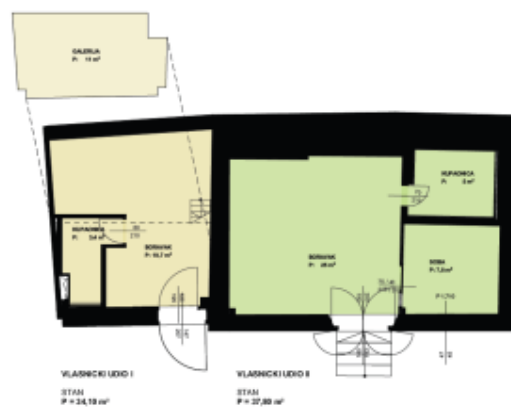
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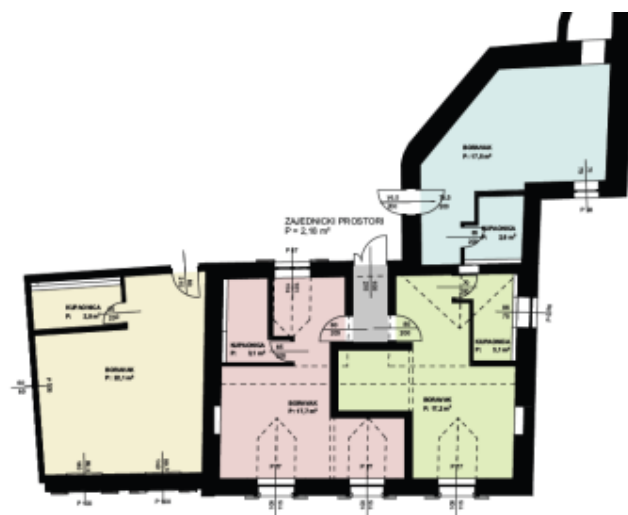
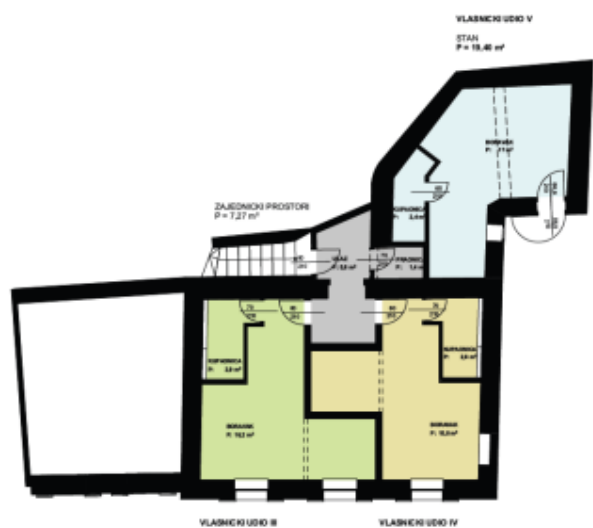
SCHEME OF UNITS



ETAZA 01



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