

# Apartment

## Bol, Dalmatia



<b>Ref</b>	RE-LB-IRO2850
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Island Brač
<b>Location</b>	Bol
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	25 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 252 000

## Exquisite Stone Apartment with Sea-View Gallery - Prime Secluded Location near Bol, Brač Island

Are you searching for a **unique investment on Brač Island**? Located in a picturesque, tranquil village just 3 km from the vibrant town of **Bol** and the world-famous **Zlatni Rat beach**, this boutique apartment is part of an expertly restored heritage stone house (renovated in 2023). It perfectly balances authentic Mediterranean soul with high-end modern luxury, surrounded by untouched nature and crystal-clear waters.

### The Highlight: Apartment AP9 (Penthouse Style)

This standout unit is located in the building's attic, offering a clever and aesthetic two-level design that maximizes both space and views.

- **Total Living Area:** 24.9 m<sup>2</sup> plus an additional **11.1 m<sup>2</sup> sleeping gallery**.
- **Smart Design:** The elevated sleeping gallery is situated above multifunctional designer furniture, creating a cohesive, modern living space.
- **Panoramic Vistas:** Wake up to a spectacular view of the azure horizon and the Adriatic Sea directly from your gallery.
- **Authenticity:** Original stone walls and high-quality natural materials throughout.

### Five-Star Wellness & Shared Amenities

Owners and guests have exclusive access to a professionally landscaped Mediterranean garden, designed to rival the best boutique hotels:

- **Wellness & Spa:** A relaxing **jacuzzi** and a **Finnish sauna** with a direct sea view.
- **Outdoor Living:** Fully equipped summer kitchen, a pergola-shaded dining area, and a stylish lounge zone.

- **Active Lifestyle:** Outdoor shower and a dedicated workout space.
- **Convenience:** All units are fully air-conditioned, furnished, and ready for year-round use. Public parking is available in the immediate vicinity.

### Investment Opportunity & Yields

The property is already a successful operational business with high occupancy rates during the summer season. Whether you are looking for a **holiday home in Croatia** or a high-yield **rental property**, these units are legally separated (condominium/etažirano) and offer long-term value in a protected, peaceful setting.

### Availability and Pricing

We are pleased to offer several meticulously designed units within this stone heritage project. Please find the current availability below:

- **The Premier Ground Floor (AP1):** Our largest available unit at **34.1 m<sup>2</sup>**, offering a spacious Mediterranean feel. **Price: €255,750.**
- **The Efficiency Studio (AP4):** A compact **18.6 m<sup>2</sup>** unit designed for maximum rental efficiency. **Price: €148,800.**
- **The Authentic Stone Studio (AP7):** A beautiful **20.3 m<sup>2</sup>** space blending history with comfort. **Price: €162,400.**
- **The Attic Retreat (AP8):** A cozy **20.1 m<sup>2</sup>** unit nestled in the high attic with stunning views. **Price: €168,800.**
- **The Gallery Suite (AP9):** Our featured two-level apartment with **24.9 m<sup>2</sup>** of main space and an **11.1 m<sup>2</sup>** sleeping gallery. **Price: €252,000.**

*Please note: Apartments AP2 and AP6 are currently reserved.*

### Investment potential

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.

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  
Stone house  
Modern

# Apartment

## Bol, Dalmatia



Price per m<sup>2</sup>:  
10.080 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.986 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.500 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

# Apartment

## Bol, Dalmatia



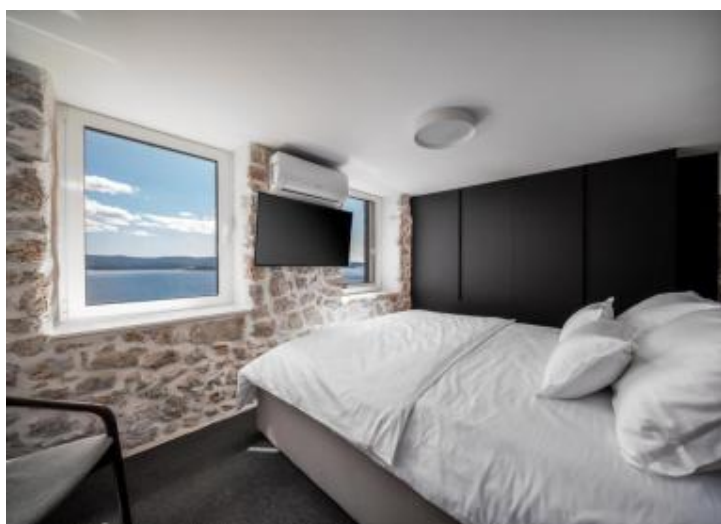
# Apartment

## Bol, Dalmatia



# Apartment

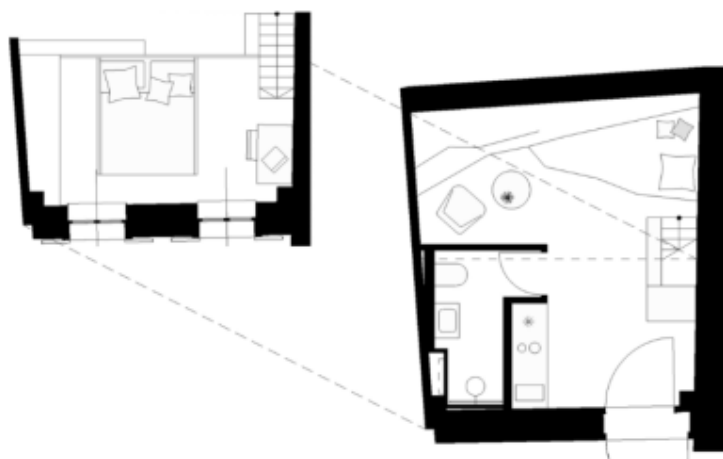
## Bol, Dalmatia



# Apartment Bol, Dalmatia

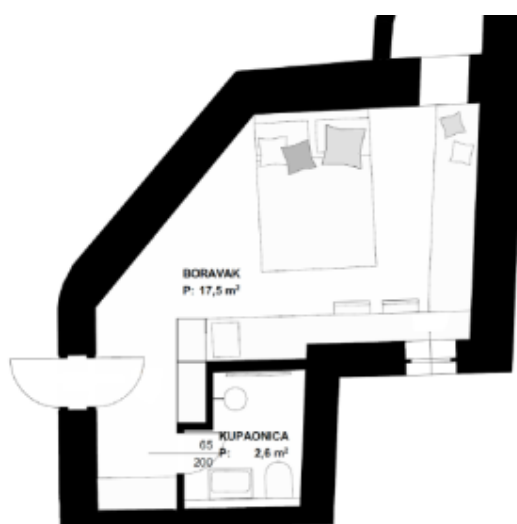


# Apartment Bol, Dalmatia



# Apartment

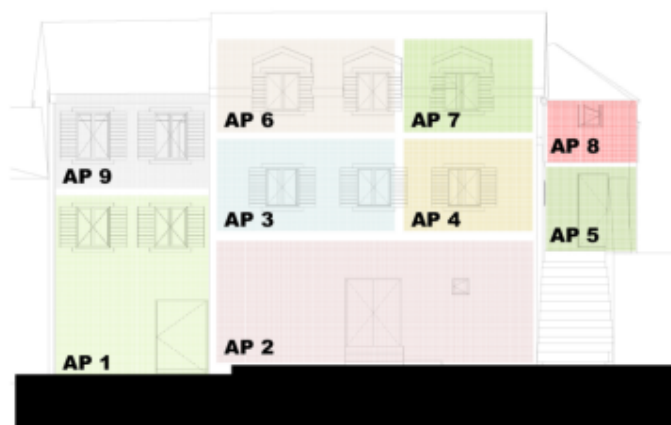
## Bol, Dalmatia



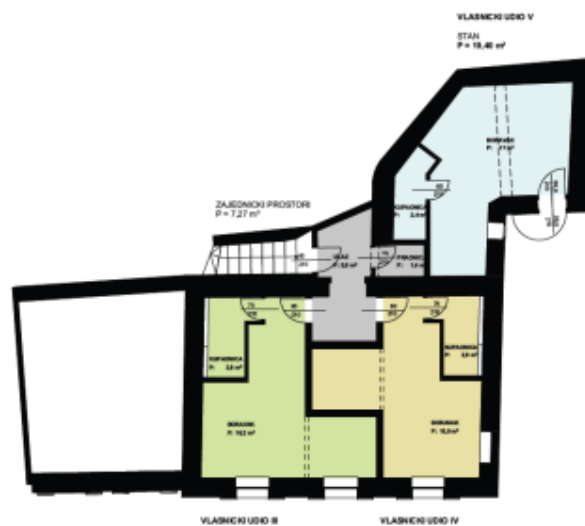
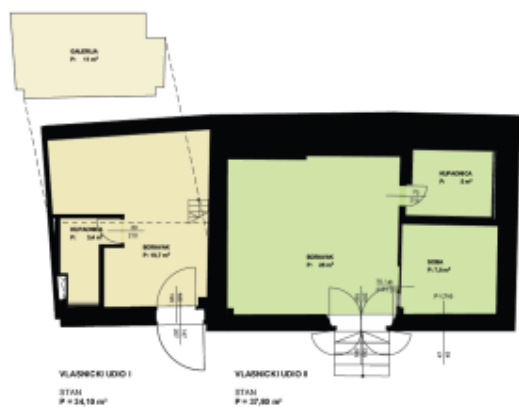
# Apartment Bol, Dalmatia



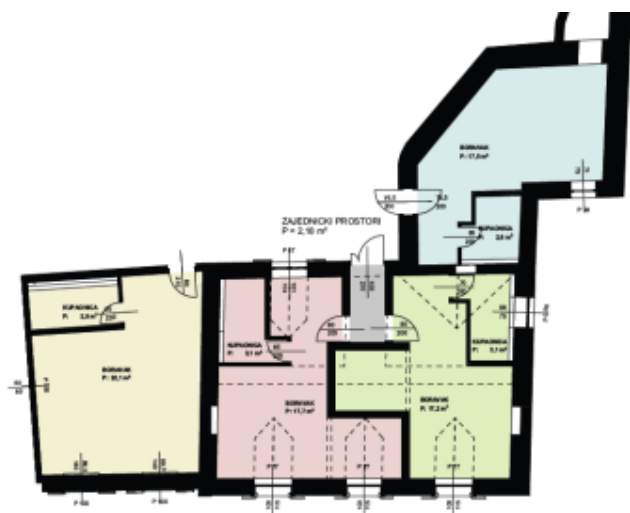
## SCHEME OF UNITS



## ETAZA 01



# Apartment Bol, Dalmatia



# Apartment

## Bol, Dalmatia



# Apartment

## Bol, Dalmatia

