

Villa

Brac island, Dalmatia



Ref	RE-LB10619
Type	Villa
Region	Dalmatia > Island Brac
Location	Brac island
Front line	Yes
Sea view	Yes
Distance to sea	2 m
Floorspace	500 sqm
Plot size	11000 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	€ 3 800 000

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Fantastic beachfront estate for sale on Brac island in Sumartin area, with **private beachline!**
It is **possible to make a pier for a luxury boat** in front of the villa!
Swimming pool can also be constructed!

Complete privacy! Total isolation!

Villa is surrounded by **huge park area of 1,1 ha descending to the sea.**

It makes this villa truly unique at the property market.

Marvellous sea view are opening from this two-level villa decorated with exclusive Brac stone.

Building dates back to 2010 and has 500 m² of total floorspace

It is divided into 3 apartments with 6 bedrooms, 6 bathrooms, three salon rooms and wonderful terraces. Apartments are fully equipped to be used for renting.

Lower level: two 1-bedroom apartments, each with bedroom, bathroom, salon with kitchen zone and exit to the terrace (ideal as guest or personnel apartments).

Upper level: hall, four bedrooms with dressings, four bathrooms, kitchen, dining area, salon with fireplace, study room, spacious terrace with gorgeous sea view and Biokovo view.

All the three apartments can be united, if needed, so that the villa could be used as a spacious private villa.

Specific details:

- fireplace in salon room
- solar panels
- fantastic terrace overlooking the sea
- garage for 2 cars and outdoor parking
- boiler room, heating system
- telephone, WIFI
- air-conditioning
- central electricity, no central water (reservoir), septik tank

Truly unique real estate.

Note: There is possibility to buy a house with 3000 sq.m. of land for 2,5 mio euro.

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.

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Price per m²:
7600 €

Average price/m² of this type
in this region:
7799 €

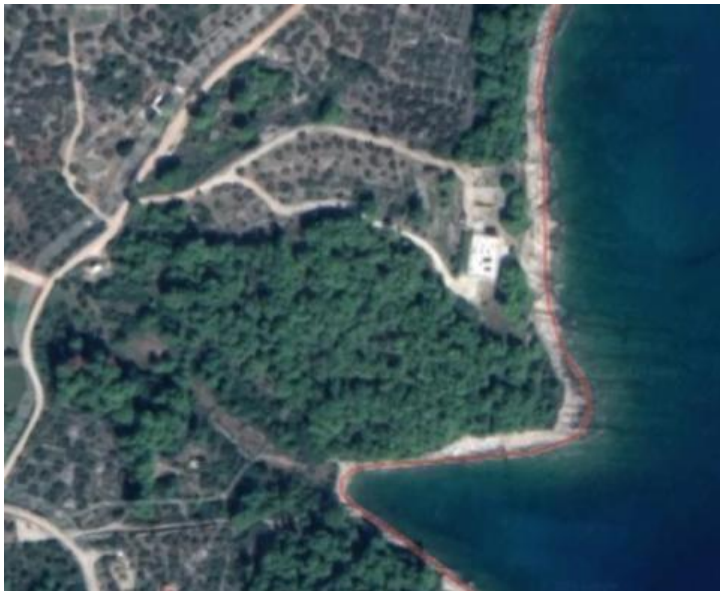
Median price/m² of this type
in this region:
7913 €

Average price/m² of this type
in Croatia:
8782 €

Median price/m² of this type
in Croatia:
6958 €

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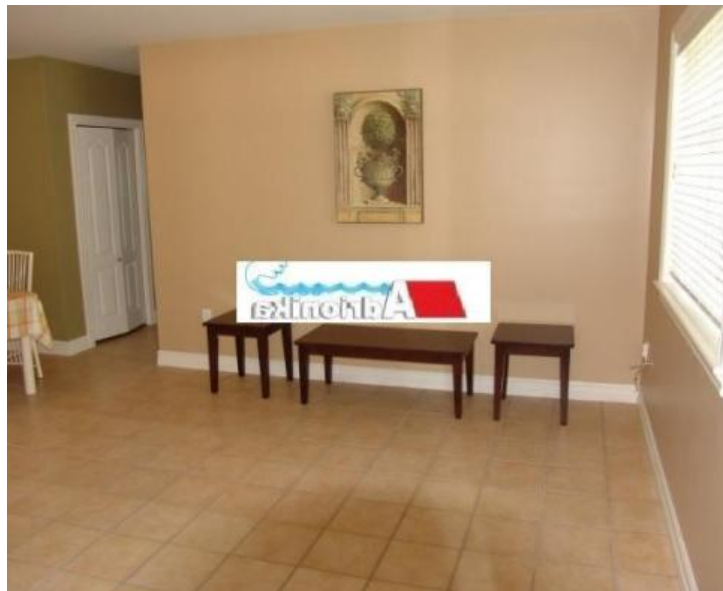
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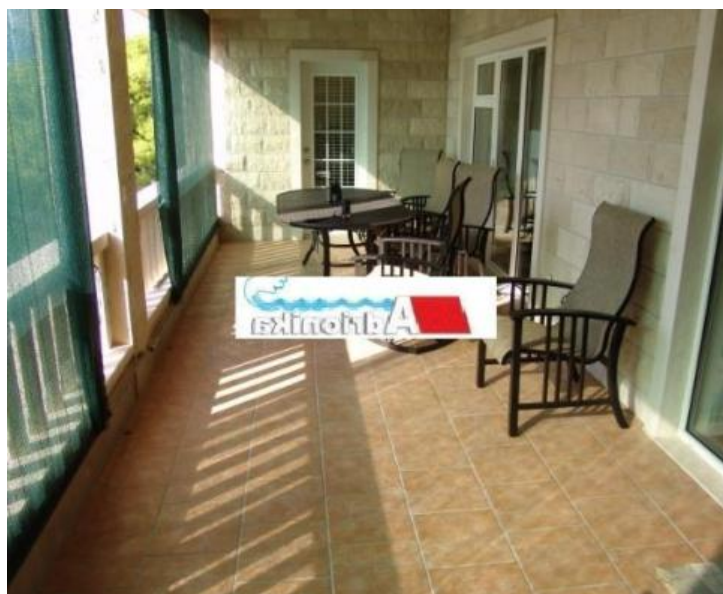
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