



🏠 650 m<sup>2</sup> 📄 Brač, Croatia 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6427</b>	Price	<b>on request</b>
Address	<b>Brač, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>650 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 053 m<sup>2</sup></b>
Low energy	<b>Yes</b>	Energy performance of the building	<b>A - Extremely economical</b>
Device	<b>Yes</b>	Parking	<b>3</b>
Terrace	<b>Yes</b>	Lift	<b>No</b>

## About real estate

Beautiful luxury villa in the first row to the sea with a beautiful view of the bay with a marina in the town of Milna on the island of Brac.

The villa has a size of 650 sqm is built into the hillside and offers a basement. From the basement there is access to the terrace with swimming pool. There is also a lounge with a kitchen, a spa and a technical room, serving as a background for the management of the "smart home" and other technologies with which the villa is equipped.

The main entrance to the villa is located on the ground floor, where there is a spacious hallway with a dressing room, bathroom and guest bedroom, living area connected to the dining room, kitchen and access to the outdoor terrace.

On the 1st floor, there are three bedrooms, each of them has its own bathroom and terrace and offers beautiful views. On the lower terrace there is a heated swimming pool with counter-current and hydromassage, sun loungers and outdoor seating. Next to the villa is an outdoor covered kitchen with barbecue, bread oven and bar. The villa is fully furnished with quality furniture, heated by a heat pump and fan convector in all rooms. The villa is equipped with solar collectors and a photovoltaic system for the supply of electricity with a total capacity of 8.2 kWp.

The parking space is sufficient for up to three cars.

The garden is planted with already mature Mediterranean vegetation - olive trees, orange trees, lemon trees, rose hips and various Mediterranean plants that bloom alternately throughout the year, which allows an automatic irrigation system.