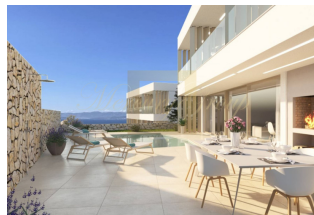


### Brač, modern luxury villa

*Croatia, Islands of the Adriatic sea*

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 1 300 000</b> |
| <b>Object type</b>     | House              |
| <b>Market</b>          | New building       |
| <b>Year built</b>      | 2022               |
| <b>Bedrooms</b>        | 3                  |
| <b>Number of rooms</b> | 3                  |
| <b>Land area</b>       | 576 m2             |
| <b>Area</b>            | 274 m2             |
| <b>Category</b>        | For sale           |



Modern newly built villa with an area of 274.4 m2.

It consists of the ground floor, first floor and a spacious garden. The first floor consists of a covered entrance, toilet, laundry room, kitchen, dining room, living room, covered terrace and two storage rooms. The first floor consists of three bedrooms, three bathrooms and three covered terraces. In the yard of the villa there is a spacious swimming pool, uncovered terrace, storage for pool equipment and parking for two cars. 31% of the exterior surface is landscaped, i.e. a total of 178.56 m2, while the entire retaining wall of 500 m2 is completely covered with autochthonous Brač stone.

Equipment:

- During the design, particular attention was paid to the orientation of the building, wind directions and insolation. Protection from winds, privacy from the road and southern and western insolation in the second part of the day towards the outdoor pool and living room are guaranteed.
- The shutters on the building are glazed with triple glazing, which significantly lowers the noise level and increases energy efficiency. The color of the profile is champagne gold.
- The roof window is from the renowned manufacturer Velux and can be opened with a switch.
- In terms of installations, a complete preparation of pipelines for water-based floor heating is foreseen, while the customer will be able to decide which manufacturer of external heat pumps he wants for an extra charge. Electric underfloor heating is also provided for the bathrooms. The installation of a flue pipe to which a fireplace can be connected is also provided for heating. Parapet air conditioning units integrated into partition walls.
- Preparation of installations for the car charger is planned while the customer decides on a specific manufacturer for an additional charge.
- All partition walls covered with diamond plasterboard panels, which significantly prevents the transmission of noise.



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- Views from individual rooms of the facility are maximally framed towards the sea.
- Porcelain tiles from the renowned manufacturer Imola, as well as white clinker mosaic for the pool, with high technical performances (thickness 7mm) from the manufacturer Appiani. The possibility for the customer to independently choose the type and color of the parquet as well as other sanitary equipment and pay the difference on top of the price of the standard equipment.
- The flat roof insulation is made in layers of the so-called "inverted roof" which generates greater and longer durability of it.
- Outdoor covered kitchen and barbecue.
- Outdoor shower.
- Preparation for countercurrent swimming, which can be installed later.
- Additional outputs for electric curtains, lighting in wardrobes, etc.
- Stone wool 12 cm thick.

In a very attractive location, only 250 m from the sea and beaches.

The price includes VAT.

More information on request.

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