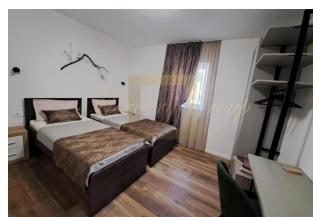




Brač, Sutivan, modern apartment in the center of town with a large yard and garden

Croatia, Islands of the Adriatic sea

Price:	€ 490 000
Object type	Apartment
Market	New building
Bedrooms	3
Number of rooms	3
Area	101 m ²
Category	For sale



Luxurious apartment in the center of Sutivan with a large garden and Brand - 4 stars

Modern apartment for sale in the center of Sutivan on the island of Brač, with a large garden, summer kitchen and sea view. This luxury apartment has 101 m² of living space and 300 m² of yard, ideal for a family or as an investment for a tourist rental.

More details:

Brač, Sutivan, apartment of 101 m² with a garden of 300 m², located in a quiet location in the city center. It offers a view of the sea and is located in the immediate vicinity of the nearest beach, approx. 150 m.

The modernly equipped apartment offers the perfect combination of comfort and privacy during the entire flight. A large private yard with a summer kitchen equipped with two grills - one with an open wood-burning fireplace and the other with a Napoleon gas grill, which further ensures peace and privacy. Next to the entrance is its own little house, intended for storage of additional equipment, either sports equipment or equipment for use in the yard.

For all sports fans, there is also a relaxation/sports area for pilates or yoga and a fitness cage to strengthen the body.

The apartment and garden were completely renovated (from screed, walls to all installations) in 2022-2023 and equipped with modern, high-quality equipment.

The interior includes:

- Custom-made furniture that contributes to the unique appearance and functionality of the space.
- Rooms equipped with air conditioners.
- Internet and TV installations in every room, which ensure modern connectivity and entertainment.
- Bathrooms - with a large, spacious bathtub, toilet and bidet, as well as a washing machine and dryer, the other with a shower cabin and toilet. Both with electric underfloor heating.
- Heating in both bathrooms and additional electric radiators
- Additional toilet
- Spacious kitchen and living room with sofa bed. The possibility of an extra bed for two people.



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- Additional heating is provided by a built-in modern fireplace in the living room

Outdoor:

- Large summer kitchen with open fireplace and Napoleon gas grill. Ideal for outdoor gatherings and family meals.
 - Larger covered, shaded area for garden furniture.
 - The possibility of building a swimming pool: Space and installations are provided
 - Additional refreshment on hot days is provided by the outdoor shower.
 - Prepared electrical installations for the jacuzzi and sauna next to the summer kitchen, as well as drainage installations.
 - During the renovation, the external insulation of the apartment was installed, which ensures energy efficiency and comfort throughout the summer.
 - A completely renovated storage room of 10m2 provides additional space for storing additional equipment.
 - Complete alarm system with two cameras and a siren for additional security.
 - Access from the street to the yard ensures privacy.
 - Space for relaxation and a fitness corner with a fitness cage for all sports fans.
- This apartment represents an ideal opportunity for all those who are looking for a peaceful Mediterranean life by the sea, throughout the summer, and at the same time want to be close to all the facilities that the center of Sutivana has to offer. Due to its location and luxurious equipment, the place is suitable for a family, as well as an investment for a tourist rental.

Other information on request.

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