

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	10607
Location :	Supetar
Building size :	462 m2
Lot size :	500 m2
Garden size :	0.00 m2
Distance from center :	350 m
Distance from sea :	350 m
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	1
Energy efficiency :	Not specified
Year of construction :	1900

Price : 480.000 €

This historical Dtian property offers a unique opportunity to restore a solid building with rich character and transform it into a boutique hotel, a luxury residence with apartments, or a culinary destination.

It is entirely made of authentic Brač stone—the same material used in the White House in Washington, Diocletian's Palace in Split, St. Stephen's Cathedral in Vienna, and many historical landmarks throughout Europe.

The load-bearing walls, interior partitions, and exterior facade are all constructed from this prestigious stone, ensuring timeless durability, architectural value, and complete authenticity. When polished and refined, Brač stone reveals a shiny, marble-like texture—a perfect example of its sophistication can be seen in the Lemon Garden Hotel in Sutivan.

Architectural features:

- One-meter-thick stone walls – natural insulation and complete privacy
- Authentic stone details and original interior elements
- Traditional wood-burning stove

Impressive ceiling heights of 3 meters throughout the property – perfect volumes for luxury living or commercial purposes.

Behind the villa lies a spacious courtyard that represents a rare opportunity for premium outdoor design in the very center of the city.

- A 500 m² plot ensures complete visual and acoustic privacy

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- Possibility of additional protection with stone walls or Mediterranean greenery

Transformation ideas: a luxury restaurant with outdoor dining, a private wellness oasis with a pool, spa, and sauna, or elegant horticultural design with fountains, palm trees, and stone sculptures.

This is a hidden refuge, yet only a few steps away from the sea and vibrant city life. The villa is ideally located, just a 2-minute walk from the sea, charming seafront restaurants, a hospital, kindergarten, and school.

Despite its central location, the property is tucked away in a quiet side street, offering rare privacy and tranquility, in perfect contrast to the nearby urban rhythm of life.

This unique property combines rich historical heritage, exceptional architecture, and a perfect location. It is an ideal choice for those looking to create a luxurious family home by the sea or to securely invest in a project with great potential in tourism and hospitality.

Price options:

- In its current state (with a valid permit): €480,000
- Fully renovated, "turnkey": €1,900,000
- Estimated renovation period: 12-15 months

For further information, please