

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	07751
<b>Location :</b>	Supetar
<b>Building size :</b>	370 m2
<b>Lot size :</b>	616 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	150 m
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	9
<b>Number of rooms :</b>	9
<b>Number of bathrooms :</b>	7
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	D
<b>Year of construction :</b>	1988

**Price :** 1.050.000 €



A villa with six different apartments located in a prestigious, quiet, and picturesque location in the administrative center of the island of Brač - the town of Supetar (Croatia), two minutes walk from the sea with the best beaches.

Supetar is the main administrative center of the island of Brač, with developed infrastructure, a hospital, school and a network of well-known hypermarkets such as Lidl, Tommy, Konzum, and Studenac.

The nearest city on the mainland is Split. There is a convenient ferry line to the Split-Supetar mainland, which operates daily throughout the day according to the timetable every hour. Travel time is 50 minutes.

The beautifully decorated villa on three floors has three separate entrances for each floor.

In the courtyard of the villa, there is a green garden with fruit trees (tangerines, lemons, figs, olives) and ornamental plants and shrubs. There is also a sitting area with a large stone table and a suitably located barbecue oven. On the territory of the villa, there is a large outdoor solarium made of white stone for relaxation and sunbathing.

There is a separate utility room with washing machines and a garage with a parking space

## **ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](http://istria-adria.com)**

**info: +386 59 200 071**

entering the garage.

The facade of the house and the surrounding area are covered with white Brač stone, which makes this island far away known.

The property is located about 150 meters from the popular sandy beach, and the sea is about a 2-minute walk away. In front of the house, there is greenery of conifers and a park. At a distance of 3 minutes on foot there is a grocery store, as well as a nearby tennis court courts, cafes, and restaurants. The city center, the ferry station, and the market are a 10-15 minute walk away.

Apartments:

The villa has three floors (P+2) with separate entrances and six separate apartments.

The first floor is completely occupied by one spacious Apartment No. 1 with two separate entrances. The apartment has a fully equipped kitchen, a separate dining room with access to the terrace, a fireplace, two separate spacious bedrooms, and two bathrooms.

Apartment area = 125 m<sup>2</sup>

On the second floor with a separate entrance, there are three separate apartments:

No2, No3, No4.

Apartment No. 2.

The one-room apartment has a large bedroom, a hallway connected to the kitchen, and a bathroom with a shower cabin. A spacious terrace with a beautiful view can be used as an additional space for dining.

Apartment area = 30 m<sup>2</sup>

Apartment No. 3.

The one-room apartment has a large bedroom, a small hallway connected to the kitchen, and a bathroom with a shower cabin. The spacious terrace can be used as an additional space for dining.

Apartment area = 30 m<sup>2</sup>

Apartment No. 4.

The apartment consists of a bedroom and a separate spacious kitchen, a small hallway, and a bathroom with a shower cabin. It has two balconies with exits from the bedroom and the kitchen.

Apartment area = 45 m<sup>2</sup>

On the third floor, there are two separate apartments with separate entrances:

## **ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](http://istria-adria.com)**

**info: +386 59 200 071**

No5, No6.

Apartment No. 5.

The apartment has two separate bedrooms: one large bedroom, the other a smaller children's room, separate kitchen, hallway, bathroom with shower. Two balconies with exits from the bedroom and kitchen.

Apartment area = 55 m2

And partman No. 6.

The apartment has two separate spacious bedrooms, a separate kitchen, a hallway, a bathroom with a shower cabin, and a bidet. Three balconies with exits from each bedroom and kitchen.

Apartment area = 60m2

All apartments are equipped with everything you need for a smooth permanent stay or vacation. All apartments have modern furniture, cable TV, air conditioners, and other necessities such as

iron, hair dryer, microwave oven, and various kitchen utensils.

Apartment no. 1 has a machine for dishes and washing machines.

There are two additional washing machines in the utility room of the house.

Garage with an automatic door that opens remotely. The villa is surrounded by a green fence and it has two entrance gates.

The villa is for sale fully furnished, with all available furniture, equipment, and household items appliances and dishes.

This type of property will be interesting for people who want to live in a villa and do their main business supplementary activity, to engage in tourism. Rent fully equipped apartments during tourist season or long-term rental.

The villa is regularly hygienically and technically maintained every year, proper maintenance is also taken care of the courtyard of the villa and the garden, which allows you to immediately move into the house and stay in it personally or it is your rent without additional material costs. If necessary, all bedding (sheets and towels) for tourist services will be provided, as well as children's cots, and extra pull-out beds.

The villa rents well during the tourist season (May-October) and has 85% occupancy during that period period. There is a ready base of permanent tourists.

For more information, please