



# Villa Sensimar

BRAČ

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Villa Sensimar



**LIVING AREA**  
**240 m2**



**PLOT SIZE**  
**480 m2**



**PRICE**  
**1.300.000 €**



**BATHROOMS**  
**6**



**ROOMS**  
**5**

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Villa Sensimar is a newly built property that perfectly combines modern design, functionality, and timeless elegance. Located in the heart of a charming town on the island of Brač, this villa is an ideal choice for those seeking an exclusive, luxurious lifestyle seamlessly blended with the relaxed island atmosphere. The island of Brač is renowned for its stunning natural beauty and rich cultural and historical heritage. With its picturesque landscapes and crystal-clear sea, Brač attracts visitors worldwide. Excellent ferry connections to the mainland and its airport make it easily accessible. Villa Sensimar is designed as a true oasis of luxury, emphasizing aesthetics, comfort, and privacy. Set on a 480 m<sup>2</sup> plot, the villa offers 240 m<sup>2</sup> of living space spread over three levels. This exceptional location, just 50 meters from the sea and a ten-minute walk from the town center, perfectly balances privacy and access to urban amenities. The modern architecture showcases clean lines and spacious, bright areas, blending the beautifully designed interior and exterior into a harmonious whole. The open-concept ground floor includes a stylish kitchen with a dining area and a spacious living room that seamlessly opens into the thoughtfully designed outdoor area through large glass walls. This level also includes a Finnish sauna, a guest toilet, a laundry room, and a storage area. The villa offers five elegant bedrooms and four bathrooms, while the attic features a home office with a kitchenette. This floor also hides one of the villa's true highlights—a terrace with a circular enclosed lounge area offering spectacular sea views. At the heart of Villa Sensimar is a carefully designed and spacious outdoor area with a heated pool and sundeck, a barbecue area with an outdoor dining space, a lounge with a projector for open-air movie nights—an ideal setting for relaxing and entertaining with family and friends. The beautifully landscaped garden is enriched with olive and citrus trees and Mediterranean plants. Villa features four private parking spaces. Villa Sensimar is the perfect blend of a private holiday retreat and an excellent investment opportunity in one of Dalmatia's most sought-after destinations. Its location, amenities, and design make it ideal for year-round living or luxury rental with fantastic potential. Villa Sensimar is more than just a property—it's a lifestyle, a tribute to Mediterranean luxury and understated elegance. If you're look...

## AMENITIES

Balcony ✓ Energy certificate ✓ Furnished ✓ Garden ✓  
Parking ✓ Pool ✓ Sauna ✓ Seaview ✓ Terrace



