



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 4,304,694.03

### Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Split-Dalmatia
Πόλη:	Hvar
Δημοσιεύθηκε:	14/02/2026

### Περιγραφή:

Unique estate on Hvar just 800 meters from the coast!

Nestled in a one-of-a-kind spot on the sun-drenched island of Hvar, just 800 meters from the shimmering Adriatic Sea, this captivating stone villa for sale in Croatia weaves the timeless allure of traditional Dalmatian stonework with the effortless ease of contemporary comforts. Spanning a generous 8,500 square meter plot, this serene estate feels like a private Mediterranean sanctuary, enveloped by lush greenery including over 100 ancient olive trees, fragrant lavender and rosemary bushes, vibrant citrus groves, and fields of immortelle that perfume the air with wild herbal notes.

At its heart lies the main villa, a two-story haven of 220 square meters where rustic charm meets refined living. The ground floor unfolds into an open-plan kitchen and dining space that flows seamlessly into a light-filled living room, complete with two cozy bedrooms each boasting en-suite bathrooms and a convenient guest toilet for added convenience. Upstairs, two more generous bedrooms await, each with private bathrooms and sweeping views that capture the island's rolling hills and distant sea horizons, inviting lazy mornings with coffee in hand.

Complementing the main house are three charming auxiliary structures that elevate everyday island life, making the total area of buildings 350 sq.m..

The first, a rustic summer kitchen with a grand dining table and crackling fireplace, sets the stage for memorable family feasts under the stars.

Nearby, a practical laundry room with its own bathroom keeps things running smoothly, while the third



offers a welcoming guest bedroom complete with bathroom—ideal for visitors seeking their own slice of Hvar tranquility.

The estate's courtyard steals the show with a sparkling swimming pool at its core, ringed by sun loungers and manicured gardens that beckon for afternoon dips and sunset soaks. Below the villa, a dedicated basement room stands ready to transform into a bespoke wine cellar, perfect for showcasing local Plavac Mali vintages. Throughout, air conditioning ensures year-round bliss, and thoughtfully installed solar panels whisper of eco-conscious luxury, harnessing the island's endless sunshine for sustainable serenity.

This enchanting Dalmatian estate isn't just a villa in Hvar—it's a harmonious retreat blending profound privacy, upscale touches, and the soul-stirring spirit of the Mediterranean, making it a dream for family escapes or a savvy investment in Croatia's thriving tourism scene, where established rental yields promise exceptional returns. If you're envisioning a villa in Croatia to buy that captures the magic of island living, reach out today to uncover this hidden Hvar treasure and make it yours.

Ref: RE-LB-IRO2589

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages: Swimming pool, Modern

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	7
Τελειωμένα τετραγωνικά πόδια:	350 τ.μ
Μέγεθος αυλής:	8600 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/ZLWS-T2884/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T2884/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-lb-iro2589



IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

---

