



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 912,878.15

### Locatie

Aanbevolen Auto Onderdelen:	Croatia
Staat/Regio/Pronvincie:	Split-Dalmatia
Plaats:	Vis
Geplaatst:	29-06-2026

### Omschrijving:

ISLAND OF VIS, RUKAVAC – Elegant Detached Villa with Swimming Pool and Sea View, Walking Distance to the Beach!

Located in one of the most picturesque and peaceful areas of the island of Vis, this beautiful detached villa offers privacy, Mediterranean charm, and exceptional proximity to the sea. Positioned in the tranquil village of Rukavac on the southeastern side of the island, the property is surrounded by pine trees, untouched nature, and breathtaking coastal scenery, only approximately 300 metres from crystal-clear waters and beautiful pebble and stone beaches.

Set on a spacious plot of 855 m<sup>2</sup>, the villa offers a total living area of 157 m<sup>2</sup> and is thoughtfully arranged across three levels connected by an internal staircase, creating an ideal balance of functionality, comfort, and relaxed island living.

The ground floor features a bright and spacious open-concept living area of approximately 45 m<sup>2</sup> that combines a fully equipped kitchen, dining area, and elegant living room with direct access to the outdoor terraces and pool area. This level also includes a bathroom and a practical storage room.

The first floor accommodates three comfortable bedrooms and two modern bathrooms, designed to provide privacy and comfort for family members and guests.

The top floor attic level includes an additional bedroom with a private terrace offering beautiful open views of the sea and surrounding islands, creating an exclusive retreat for relaxation and enjoying



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unforgettable Mediterranean sunsets.

Outdoor spaces have been carefully designed to maximise the natural surroundings and outdoor lifestyle. The villa features a covered terrace, a large sun terrace with a private swimming pool and spacious sundeck area, creating the perfect setting for entertaining, relaxing, and enjoying the island atmosphere.

The beautifully maintained Mediterranean garden further enhances the property and includes a traditional bocce court, adding authentic Dalmatian character and additional recreational value.

The villa is sold fully furnished and fully equipped, allowing immediate use or rental operation without additional investment. Air conditioning is installed throughout all rooms to ensure year-round comfort.

Additional advantages include direct vehicle access, private parking for several cars, and an exceptional location within walking distance of the sea and the famous Srebrena (Silver) Beach, one of the island's most attractive natural beaches.

The property is situated only approximately 10 minutes by car from the town of Vis and the ferry port, offering excellent connectivity while preserving complete tranquillity and privacy.

This outstanding villa represents a rare opportunity to acquire a luxury property on the island of Vis, ideal as an exclusive private residence, holiday retreat, or premium tourism investment in one of Croatia's most desirable island destinations.

Ref: RE-LB-TR4519

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, Storage, Garden, Detached, Modern

## **Algemeen**

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	157 m <sup>2</sup>
Lot Afmeting:	855 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/ZLWS-T3555/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3555/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

IMLIX ID:

re-lb-tr4519

