

# Villa Branka

**Region:** Brac **Sleeps:** 12

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## Overview

Located near to the charming fishing village of Sumartin, Villa Branka offers a stunning, 6-bedroom, luxury property, perfect for a holiday in the sunshine. This newly-built, waterfront villa is designed with a 5-star experience in mind, boasting a luxurious sauna, infinity swimming pool, high-end gym and all the deluxe amenities you may want. If you are looking to treat yourself, to escape the hustle and bustle, to rest and restore, then look no further!

From the moment you step inside this beautiful property, you can relax! The stunning living areas are arranged over three, spacious floors. Each room boasts floor-to-ceiling glass doors, maintaining a constant sea view as you walk from apartment to room.

The ground floor is made up of the main living areas, featuring a bespoke, state of the professional art kitchen with an open-plan dining area, utilising top-quality, stylish German furniture.

This area is perfect for when the whole family comes together, offering space for decadent family meals, so every night feels like a celebration! The lounge is ideal for when you want to put your feet up while providing beautiful views across the terrace; there is still a cosy, homely feel to space, with a feature fireplace and comfortable sofa.

There are six, fabulous bedrooms throughout the villa, all boasting en-suite bathrooms, king-size beds and access out to breath-taking terraces.

As you step out to the main terrace, it is hard not to become absorbed in the views, with the ocean knocking at your back door, it is easy to relax with the sound of the water and feel of the sunshine on your skin.



For those who prefer a more active relaxation, the gym room is perfect, offering a flat screen TV, mirror wall and top-quality equipment. If you prefer to melt your worries away, the sauna is the place for you, or maybe just taking a dip in the swimming pool and gazing out to sea. Villa Branka offers something for everyone, a truly luxurious stay away.

## Facilities

Villa • Wi-Fi/Internet • Beachfront • Air-Con • Cycling • Tennis Nearby • Canoeing/Kayaking • Watersports • Spa/Massage • Waterfront • Chef/Cook Available • Wow Factor • Pool/Snooker • Table Tennis • Lift • Maid Service Available • Gym/Fitness Room • Private Pool • Games Room • Bicycles Provided • Beach Nearby • Modern • Spa Treatments Available • Heated Pool • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • All Bedrooms En-Suite • Smart TV • Satellite TV • Wheelchair Access • Sauna/Steam • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Branka is a newly built modern waterfront villa with a living area of 550 square meters. It is located in Sumartin, a small fishing village on the island of Brač. There are 6 bedrooms and 7 bathrooms, and it can accommodate up to 12 guests.

### Ground Floor

- Fully equipped kitchen
- Dining area
- Living room
- Billiards room
- Wine cellar
- Bathroom
- Gym
- Sauna

### First Floor

- Bedroom with king-size bed and with en-suite bathroom
- Bedroom with king-size bed and with en-suite bathroom
- Bedroom with king-size bed and with en-suite bathroom

### Second Floor

- Bedroom with king-size bed and with en-suite bathroom
- Bedroom with king-size bed and with en-suite bathroom
- Bedroom with king-size bed and with en-suite bathroom

### Exterior Grounds

- Heated Swimming pool
- Outdoor shower
- Terrace
- Sun loungers
- Outdoor dining area
- Barbecue

### Additional Facilities

- Air conditioning
- Wi-Fi
- Smart TV
- SONOS sound system
- Pool table
- Gym equipment
- Lift
- Bicycles
- Kayak
- Paddleboard
- Private jetty
- Parking

*One bedroom is suitable for disabled guests and includes a showering bench.*

*Four of the bedrooms can become twin bedrooms upon request.*





# Location & Local Information

This beautiful villa is located in the charming town of Sumartin on the island of Brac. With a fabulous private location, you may find it hard to leave the villa at all! Sumartin is a quiet little town in the south-east of Brac Island.

It has a laid-back atmosphere with friendly bars, cafes and restaurants serving fresh seafood and local cuisine. There is a good bakery, vegetable/greengrocer shop and supermarket — everything you need plus peace and quiet.

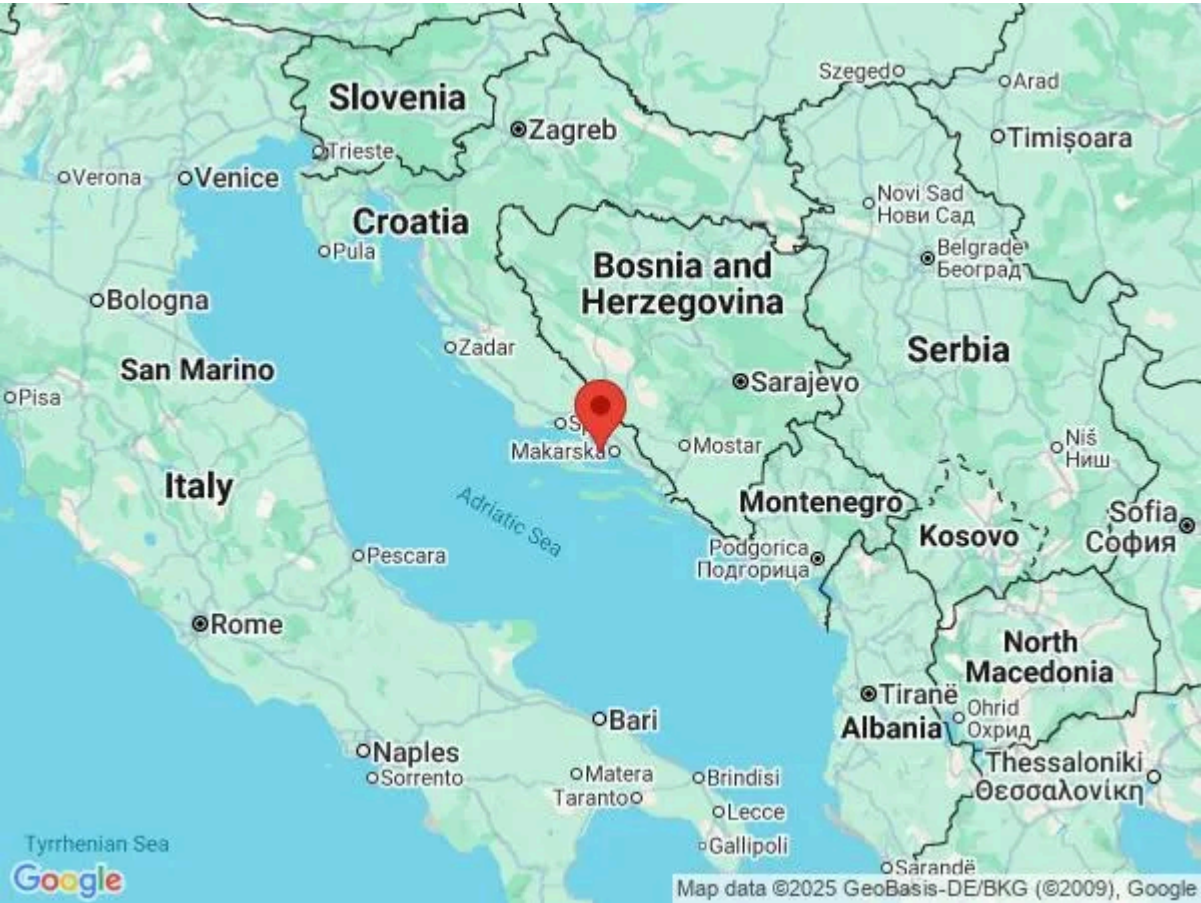
This beautiful area would be better for those looking to escape the busier, more touristic areas of Croatia. There is also a beautiful beach, perfect for swimming.

From Sumartin, you can hire a boat or take a ferry to explore the magical surrounding islands of Makarska and Hvar, both famed for their beautiful towns and scenery. Or stay closer to home, exploring the coastline of Brac, with water sports and sailing available allowing you to see Croatia from a unique angle!

Brac Island itself is the most extended and most elevated island in central Dalmatia. Despite its proximity to Split, Brac is less touristy than the glittering islands of Hvar and Korcula further south.

Make sure you try some of the olive oil on the island, the olives are of a rare variety called buhavica, and there's over a half-million trees!

Famous for the Zlatni Rat beach, known to be one of the most beautiful beaches you can visit, a real gem on the island! Using this stunning villa as a base, you can explore some of these treasures on the island.



## Local Amenities

Nearest Airport	Split Airport (112km)
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Nearest Airport	<b>Brač Airport (20km)</b>
Nearest Beach	<b>Sandy Beach (3km)</b>
Nearest Ferry Port	<b>Sumartin-Makarska Ferry Port (2km)</b>
Nearest Restaurant	<b>Restaurants &amp; Shops (400m)</b>
Nearest Tennis	<b>Tennis Court (3km)</b>
Nearest Town/City	<b>Bol (27km)</b>
Nearest Village	<b>Sumartin (2km)</b>

## What we love

- Seafront location with breath-taking views!
- Romantic, infinity edge swimming pool
- Luxurious sauna and gym room
- Private mooring for a boat/yacht, jetty and beach

## What you should know...

- We would recommend renting a car to make the most of the surrounding areas
- The villa is also equipped with an elevator (Thyssen Krupp) and has one bedroom which specifically fits for disabled people
- There are two Tandem kayaks and a stand-up paddleboard available
- The villa is fully staffed with maids and a manager, acting also as a concierge who speaks 3 different languages (English, German, Croatian)

# Terms & Conditions

- **Security deposit:** €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 11.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price. Changed twice a week.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.
- **Changeover day:** Saturday
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights
- **Pool heating charge?:** There is a pool heating charge of €75 per day or €500 per week (recommended in low season).
- **Tax:** Included in the rental price.
- **Internet access?:** Wi-Fi internet access included.