

Villa Martinovic in Sutivan, Brač

In Short

This authentic [16th-century stone house](#) is located in the heart of Sutivan on the island of Brač, just 40 meters from the sea. With a total area of 380 m² plus 40 m² attic space, it spans [four levels](#)—basement, ground floor, first floor, and attic—and features a private garage with direct access. The house was partially renovated in 2014, including a new roof and stone façade, while the [interior remains a blank canvas](#), offering the new owner the freedom to restore it to their vision. With its proximity to the waterfront and charming location in a quiet street, the property [combines heritage value with strong potential](#).



Villa outdoor

Villa Martinovic in Sutivan, Brač

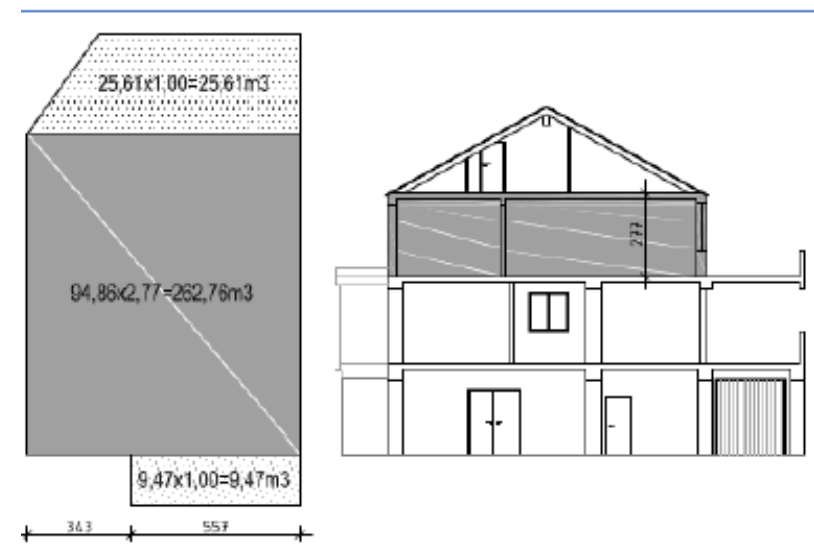
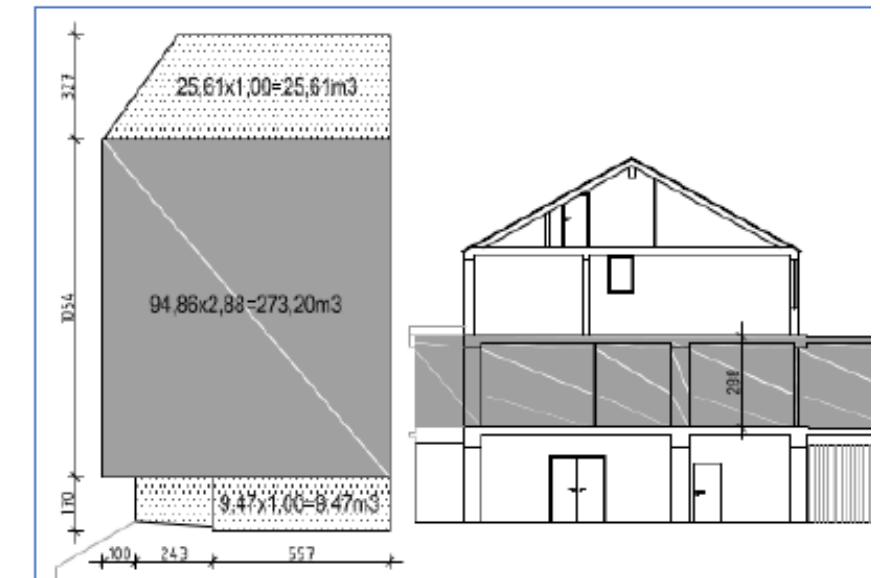
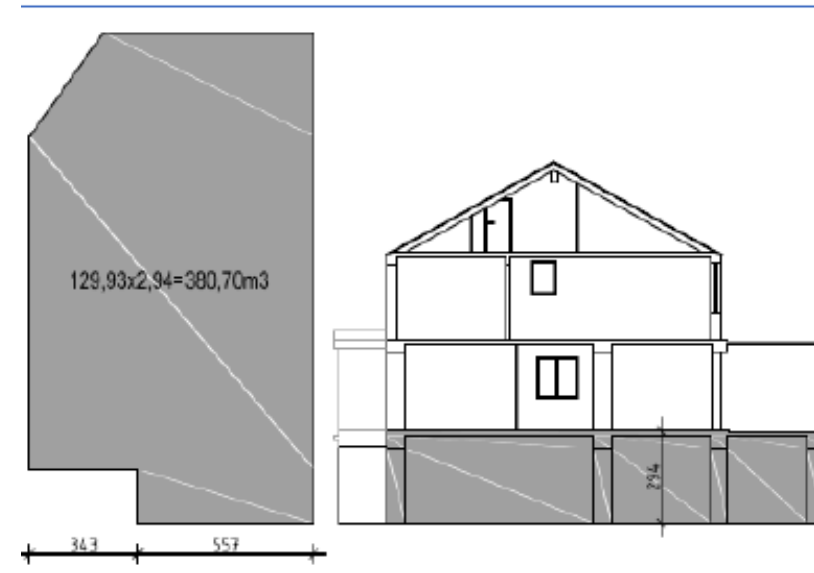
Opportunities

Redevelopment – Luxury Holiday Villa

The house can be transformed into a **high-end holiday villa** across all four floors. The layout includes four spacious en-suite bedrooms on the ground floor, a large living area with kitchen and fireplace on the first floor, a leisure zone in the attic (or additional bedrooms), and a basement with garage and potential for wellness or entertainment facilities like a home cinema, sauna, or gym. This layout offers excellent potential for a luxury rental or exclusive private retreat.

Redevelopment – Two Residential Units

Alternatively, the house can be redesigned as **two separate apartments**, making it suitable for long-term living or dual-purpose rental. The lower unit would include two bedrooms with en-suite bathrooms, while the upper unit, spread across two levels and a gallery, would feature four bedrooms and three bathrooms. A shared entrance ensures both units retain privacy and functionality.

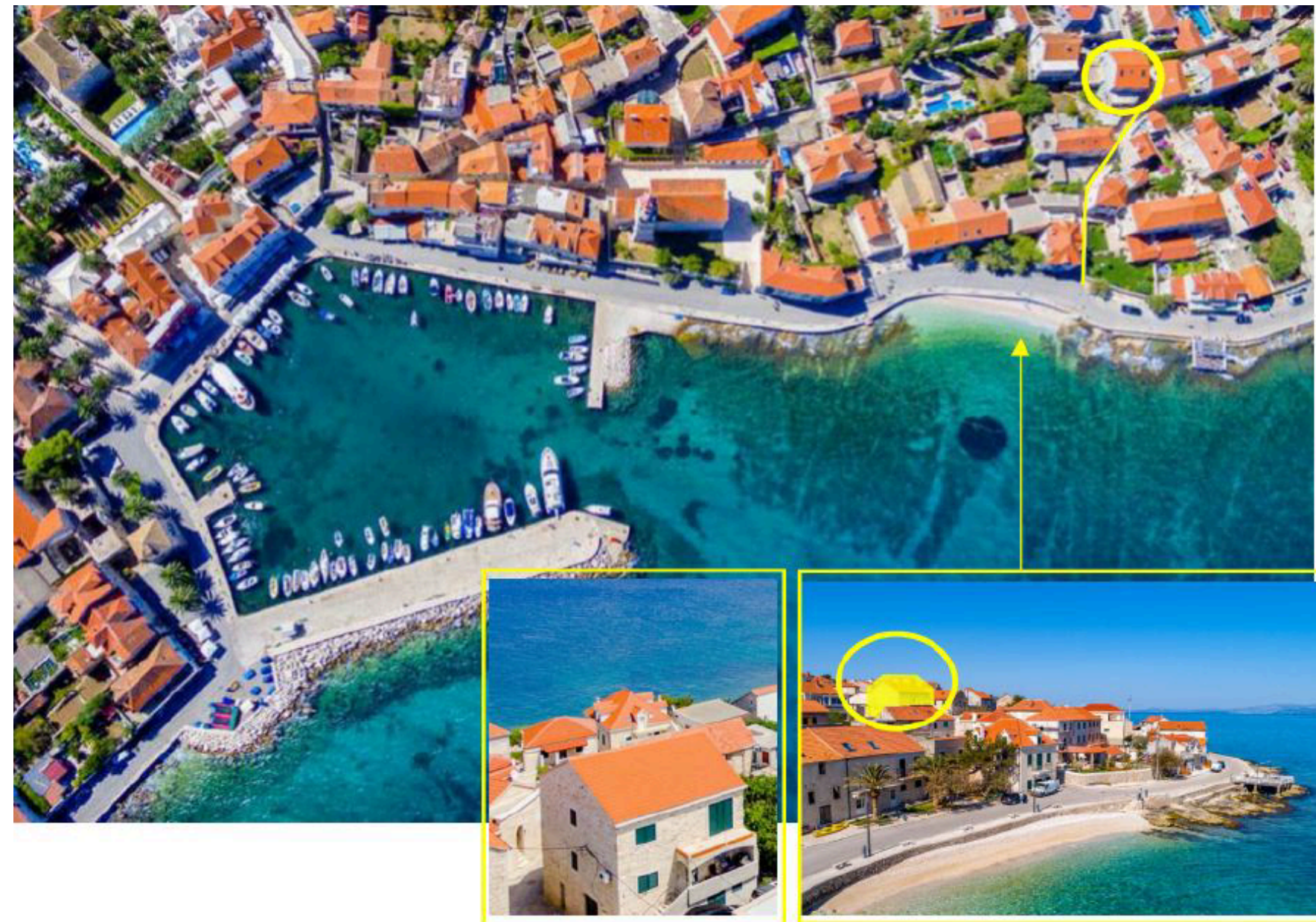


Square footage of the premises

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Location

Situated in the picturesque town of Sutivan on Brač's northern coast, the property benefits from a peaceful ambiance and exceptional proximity to the Adriatic Sea. From the first-floor terrace, residents enjoy beautiful views of the sea and town center. With just a few steps to the waterfront promenade and close access to local cafés, shops, and ferry connections to Split, Sutivan is increasingly sought-after by both tourists and investors. This location offers a balance of historic charm, natural beauty, and long-term value, making it a rare opportunity in a tightly regulated heritage zone.



A closer location lookup

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Permits

- Title deed
- As-built permit

Proximity to amenities

- Distance from the sea: 250 m
- Distance from Sutivan center: 400 m
- Distance from Supetar ferry port: 8 km
- Distance from restaurants: 5 min walk

Utilities

- Electricity
- City water supply
- Basic infrastructure
- Paved access road
- Sewer system

Other

- Property type: villa for renovation
- Current capacity: to be determined
- Purpose: residential
- Cadastral municipality: Sutivan, Supetar



The area is full of stone and nature details

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Pre first renovation



1st terrace view

Villa Martinovic in Sutivan, Brač

Bestland.hr

Price

EUR 950k
(negotiable)

Contact person

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