



Villa Flores With Expansive 4,100 m² Seafront Estate
Povlja, Brač Island



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EXCEPTIONAL LOCATION AND TRAFFIC CONNECTION



- 60 min speedboat ride from Split International Airport as the country's 2nd biggest airport
- 25 min drive from Brač International Airport



- 45 min from Ferry Connection Supetar - Split
- 15 min from Ferry Connection Sumartin – Makarska

- Just 200 meters from the heart of the charming village of Povlia



- Connection to European countries within 3 hours flight





VILLA FLORES OVERVIEW

- Plot Area 4.100 m²
- Villa Indoor Area 360 m²
- Staff Housing and Garage 84 m²
- 4 Ensuite Bedrooms
- Fully Equipped Guest Apartment
- Wellness
- 70 m² Outdoor Pool and Sundeck
- Grill and Barbecue Terrace
- Beach Access 40 m
- Private Parking



A Private Sanctuary of Luxury

Privacy in a luxurious and hidden retreat just 40 meters from the beach is one of the main characteristics of villa Flores

A glamorous waterfront villa Flores on the island of Brač, featuring 450 m² of sophisticated living space and a stunning 70 m² seawater swimming pool



Beauty Carved in Stone

An elegant, relaxing, and pure Mediterranean experience is seamlessly distilled into Villa Flores

A perfect harmony of nature and interior design, enveloped in an explosion of floral motifs.

Inspired by classical Roman architecture, the central atrium offers a secluded open-air sanctuary for gathering and unwinding in **complete seclusion.**



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High ceilings with a cascading arrangement of chandeliers, an open stone fireplace, and plush Moroso sofas transform the living room into a truly unique and high-end sanctuary

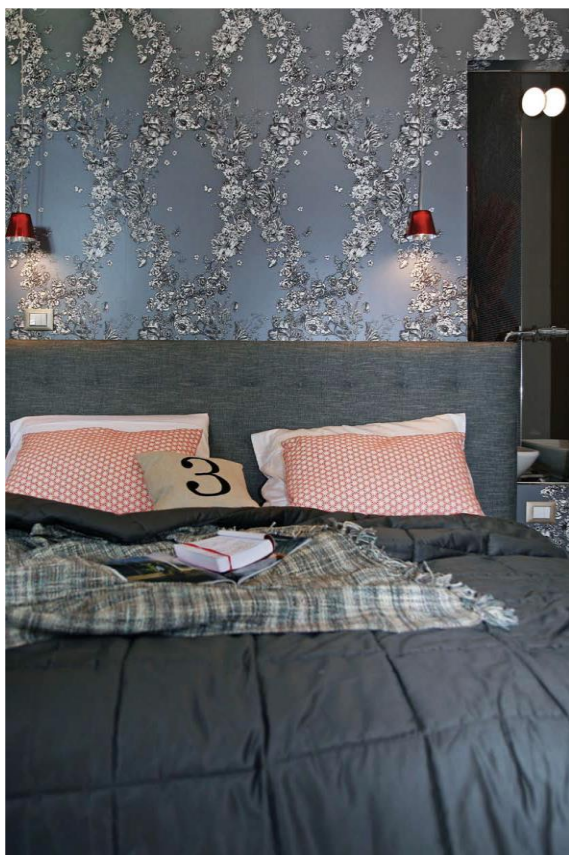


The villa captures a signature Mediterranean aesthetic, where timeless architecture meets the modern sophistication of contemporary interior design



The villa boasts **4 spacious ensuite rooms** ranging from 22 to 32 m² each overlooking to the Adriatic

Floral designs carry through the villa's art and furniture, extending even to the custom mosaics in the pool and bathrooms





The fully equipped **70 m² one-bedroom apartment** offers your guests a perfect blend of comfort and absolute privacy



The basement houses a **Finnish sauna**, a summer kitchen, a fully equipped guest apartment, a laundry room, and a state-of-the-art technical room



A Private Mediterranean Eden

The villa is embraced by a lush private garden, a vibrant oasis of Mediterranean flora and colorful blooms designed for ultimate relaxation

The expansive south-facing terraces are ideal for morning rituals or elegant evening gatherings under the stars



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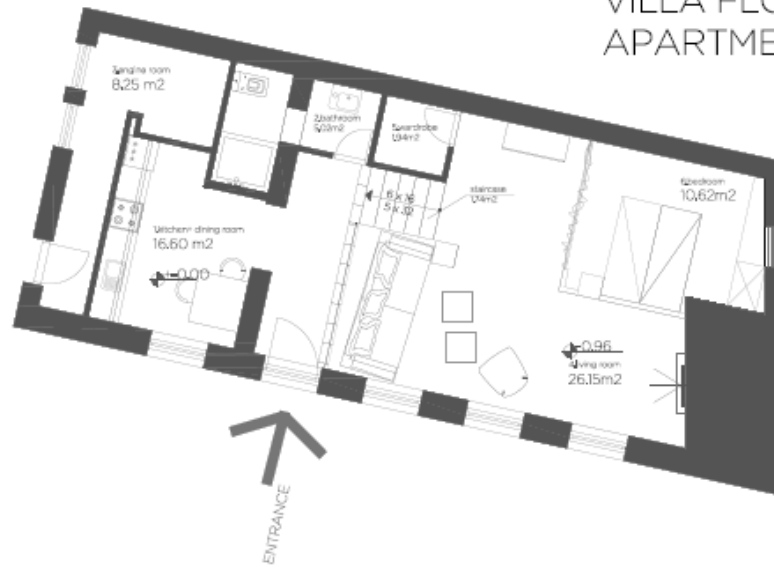
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VILLA FLORES/ APARTMENT

2. VILLA FLORES/ APARTMENT

1.kitchen+dining room	16,60m ²
2.bathroom	5,02m ²
3.engine room	8,25m ²
4.living room	26,15m ²
5.wardrobe	1,94m ²
6.bedroom	10,62m ²

total
netto.....68,58m²

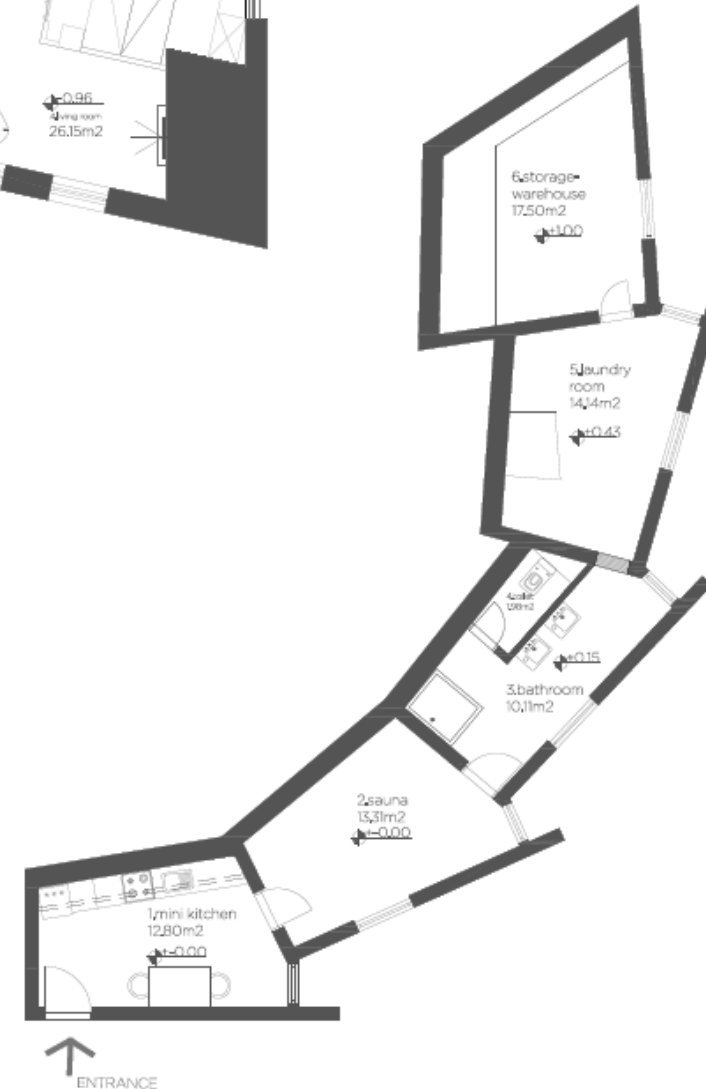


3. VILLA FLORES/ WELLNESS AREA

1.mini kitchen.....	12,80m ²
2.sauna	13,31m ²
3.bathroom	10,11m ²
4.toilet	1,98m ²
5.laundry room	14,14m ²
6.storage-warehouse	17,50m ²

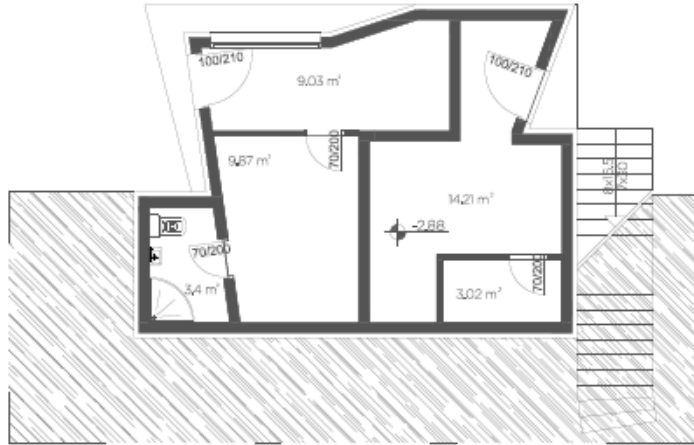
total
netto.....69,84m²

VILLA FLORES/ WELLNESS AREA



4.GARAGE AND STAFF ROOMS

BASEMENT



GROUND FLOOR

1.garage	43,80m2
<u>total netto.....</u>	<u>43,80m2</u>

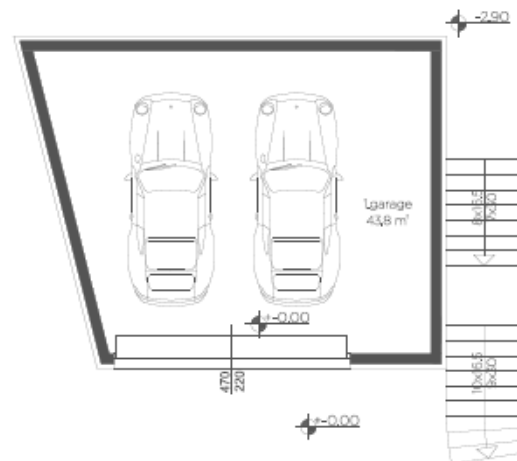
BASEMENT

.....	3,40m2
.....	9,87m2
.....	9,03m2
.....	14,21m2
.....	3,02m2

<u>total netto.....</u>	<u>39,53m2</u>
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<u>total netto.....</u>	<u>83,33m2</u>
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GROUND FLOOR



TOTAL NETTO SQUARE METERS:

1.VILLA FLORES

Total netto.....224,29m²

2. APARTMENT

Total netto.....68,58m²

3. WELLNESS AREA:

Total netto.....69,84m²

Total netto.....362,71m²

Total exterior.....213,72m²

4.GARAGE AND STAFF ROOMS

Total netto.....83,33 m²

5.BARBECUE TERRACE, SWIMMING POOL AND SWIMMING POOL AREA

Barbecue terrace.....41,59 m²

Swimming pool.....70,00 m²

Swimming pool area.....166,40 m²

Total netto.....277,99m²



Povlja: A Hidden Gem of Brač Where History Meets Serenity

Nestled in a deep, natural bay that once served as an ancient Roman anchorage, this authentic Mediterranean oasis offers crystal-clear waters and untouched coves. With a rich cultural heritage, home to an early Christian basilica and some of the oldest Croatian inscriptions, Povlja is the ultimate sanctuary for those seeking luxury through peace and tradition.

CONTACT US

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About us

Bono Modo is a boutique hospitality, real estate & project management consulting company distinguished by the personalized service, market expertise, and client-centric approach. We offer tailored solutions and work closely with clients to help them achieve their goals, whether that involves buying, selling, investing, or developing properties.

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