



400 m<sup>2</sup>

Omiš, Croatia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

veronika.peckova@luxent.cz

+420 771 255 255

Order number	N7523	Price	on request
Address	Omiš, Croatia	Type	Houses
Category	Villa	Usable area	400 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	590 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes
Garage	Yes	Terrace	Yes
Swimming pool	Yes		

## About real estate

We are offering for sale an exclusive villa with a pool, located near the town of Omiš. The villa is situated on a spacious plot of land with a total area of 590 sqm. It spans three floors, with a total living area of 400 sqm.

The basement floor is dedicated to entertainment and relaxation, featuring a sauna, billiards, gym, bathroom, and laundry room.

On the first floor, you will find an entrance hall, a living room with access to the courtyard, a kitchen, a dining room, one bedroom with an en-suite bathroom, a bathroom, and an internal staircase leading to the third floor.

On the third and top floor, there are three bedrooms, each with its own bathroom and terrace.

In the villa's courtyard, there is a summer kitchen, a pool, a sunbathing area, a grill, a hot tub, a covered relaxation zone, and a garage with an area of 40 sqm.

Surrounded by natural beauty and greenery, this villa is the perfect choice for those who want to enjoy a peaceful and private vacation away from the hustle and bustle of the city. It is located 6 km from the town of Omiš and 2.5 km from the sea.

The villa is sold fully furnished and equipped, ready for immediate move-in.