



441 m<sup>2</sup>

Omiš, Croatia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                            |             |                      |
|------------------------------------|----------------------------|-------------|----------------------|
| Order number                       | N7809                      | Price       | on request           |
| Address                            | Omiš, Croatia              | Type        | Houses               |
| Category                           | Villa                      | Usable area | 441 m <sup>2</sup>   |
| Number of rooms                    | 5 and more rooms           | Land area   | 1 082 m <sup>2</sup> |
| Energy performance of the building | G - Extremely uneconomical | Parking     | Yes                  |
| Garage                             | Yes                        | Balcony     | Yes                  |
| Terrace                            | Yes                        | Cellar      | Yes                  |
| Swimming pool                      | Yes                        |             |                      |

## About real estate

We offer for sale a luxurious villa in the coastal town of Omiš, Croatia, which combines sophisticated modern design with elements of Dalmatian tradition. The newly built property has 441 m<sup>2</sup> of living space and is situated on a 1,082 m<sup>2</sup> plot, just 350 meters from the sea, with a stunning, unobstructed view of the sea and surrounding islands.

The villa is spread over two floors and features five spacious bedrooms and six modern bathrooms. The ground floor consists of an open living space with a kitchen, dining area, and living room with direct access to a large terrace. The ground floor also includes technical rooms, a laundry room, a guest toilet, a gym, a sauna, and an indoor pool with a countercurrent system. The basement offers a relaxation and entertainment area with an outdoor kitchen, barbecue, covered summer dining area, and an outdoor cinema.

The exterior is complemented by an outdoor infinity pool with massage jets, a children's playground, and a small football court, creating an ideal environment for both relaxation and sports activities.

The villa is equipped with state-of-the-art technology: a SMART HOME – KNX system allows control of lighting, heating, audio, and video surveillance. Additionally, there is underfloor heating, solar panels, high-security doors, electric blinds, and video monitoring throughout the property. Parking is available for seven vehicles, with electric car charging stations, emphasizing a modern and sustainable lifestyle.

Thanks to its prestigious location, the villa is ideal for both family living and investment in luxury holiday rentals. The property has received awards in architectural and design competitions, confirming its uniqueness and high value.

The villa is located in Omiš on the Dalmatian coast, just 25 km from Split. Shops, restaurants, beaches, and all necessary services are within close proximity. Excellent transport connections to nearby towns ensure easy access, while maintaining a private and peaceful atmosphere.