



🏠 298 m<sup>2</sup> 📄 Omiš, Croatia 🏠 1 600 000 EUR / 39 208 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |                                       |
|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number                       | <b>N7557</b>                      | Price            | <b>1 600 000 EUR / 39 208 000 CZK</b> |
| Address                            | <b>Omiš, Croatia</b>              | Type             | <b>Houses</b>                         |
| Category                           | <b>Villa</b>                      | Usable area      | <b>298 m<sup>2</sup></b>              |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>861 m<sup>2</sup></b>              |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Number of floors | <b>3</b>                              |
| Device                             | <b>Yes</b>                        | Parking          | <b>Yes</b>                            |
| Terrace                            | <b>Yes</b>                        | Swimming pool    | <b>Yes</b>                            |

## About real estate

We offer for sale a luxury villa with breathtaking views of the open sea in one of the most attractive areas of the Dalmatian coast, just a few kilometers from the popular resort of Omis. The place is famous for its unique landscape, picturesque beaches, pine forests and a wide range of activities - from adrenaline-packed rafting on the Cetina River, to relaxed sailing, hiking or exploring the historic streets of the town.

The villa was built on a plot of 861 m<sup>2</sup> and has a total living area of 298 m<sup>2</sup>. Thanks to its location in a quiet, low-traffic area, it provides absolute privacy and undisturbed comfort. The elegantly designed interior is spread over four floors. On the ground floor there is a covered parking space for up to four cars, as well as a charging station for electric vehicles. The entire building is energy-efficient.

On the first floor there is a sophisticated wellness area, which includes a lobby, gym, sauna, tropical shower, hydro-massage whirlpool and relaxation room. A large terrace overlooking the sea gives the whole area an exceptional atmosphere.

Upstairs, a spacious kitchen and dining room, designed with the finest materials with an emphasis on functionality and design. The south wall is all-glass and opens up to an impressive sea view, while the northern part of the living room flows seamlessly into the outdoor space with a terrace, swimming pool, outdoor shower and sun loungers. This level also includes three bedrooms, each with its own bathroom and private terrace.

There is also a rooftop terrace with a fully equipped summer kitchen with gas grill, stone sink, ice maker and mini fridge, complete with dining area, social seating area and relaxation area overlooking the Adriatic Sea and the surrounding islands of Brac, Hvar and Korcula.

The modern architecture, first class furnishings, attention to detail and attractive location make this villa an exceptional investment opportunity. It is an ideal choice for those looking for a Mediterranean retreat with high standards, year-round use and strong tourist potential.