



 736 m<sup>2</sup>



 Omiš, Croatia



 4 560 000 EUR / 112 221 600 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7442	Price	4 560 000 EUR / 112 221 600 CZK
Address	Omiš, Croatia	Type	Houses
Category	Villa	Usable area	736 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	1 107 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	4
Parking	9	Garage	Yes
Terrace	Yes	Swimming pool	Yes

## About real estate

We are pleased to present a truly unique villa located in a peaceful area just minutes from the beach and the main coastal road connecting Split and Omiš. This exceptional property stands out with its top-quality construction, timeless architecture, stunning sea views, and first-class finishes.

Set on a 1,107 sqm plot, the villa offers approximately 480 sqm of living space along with over 250 sqm of terraces. Spread across four levels, the property includes a total of 11 spacious bedrooms, each with a modern en-suite bathroom—most of them also featuring walk-in closets. Each floor consists of a separate, luxuriously equipped apartment with its own terrace, offering maximum flexibility for use—ideal for multi-generational living or as an investment for premium rentals.

The outdoor area features a heated saltwater swimming pool (12.5 × 4.5 m), an outdoor kitchen, sunbathing area, and fully automated irrigation using a 50 m<sup>3</sup> rainwater tank. Parking is available for up to 9 vehicles.

The villa is equipped with underfloor heating, air conditioning in all rooms, large-format UV-protected glass windows, top-grade interior and exterior insulation, and a blend of designer Italian furniture and custom-made pieces.

This property offers a rare combination of location, privacy, and luxury—perfect as a private residence or a high-return investment in a region highly sought-after by both tourists and discerning buyers.