



600 m<sup>2</sup> Omiš, Croatia 900 000 EUR / 22 198 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7505</b>	Price	<b>900 000 EUR / 22 198 500 CZK</b>
Address	<b>Omiš, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>600 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>533 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>4</b>
Parking	<b>Yes</b>	Balcony	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a spacious holiday villa with a successful tourist operation, located just minutes from the sea and boasting panoramic views of the Dalmatian coastline and islands. This exceptional property sits in a peaceful location on the southern side, surrounded by greenery, and features a large fenced plot—making it an ideal opportunity for both family use and tourism business.

The villa spans four levels and offers a total of 6 bedrooms, 8 bathrooms, 8 living areas with kitchens, a beautiful swimming pool, a landscaped garden with quality outdoor furniture and BBQ, and an underground garage with parking for up to 9 vehicles.

The ground floor includes a fully furnished apartment with one bedroom, a bathroom, living room with kitchen, and direct access to an open terrace with a pool and sea view. This level also features utility rooms and a spacious area with the potential to develop a traditional Dalmatian tavern with a fireplace—ideal for personal use or as a guest amenity.

The first and second floors are designed as independent apartment units. Each floor has two one-bedroom apartments with a bathroom, living area with kitchenette, and a private balcony with sea views. Additionally, there's a studio apartment on each floor, complete with open-plan living, kitchen, and bathroom. All apartments have balconies furnished for outdoor relaxation.

The third (top) floor offers an exclusive residential unit with a bedroom, spacious living room with kitchen, bathroom, and a magnificent terrace with uninterrupted sea views—perfect for the owner or guests seeking maximum privacy.

The entire villa is fully air-conditioned, tastefully furnished, and sold completely equipped—both interior and exterior. The enclosed, well-maintained garden ensures plenty of privacy and space for both relaxation and social activities. The property is in excellent technical condition and ready for immediate use or continued operation.

Located just 25 km from Split and 40 km from the international airport, the villa enjoys excellent accessibility for domestic and international clients alike. The area is rich in beaches, hidden coves, traditional Mediterranean restaurants, cafés, and UNESCO-listed sites. This location combines tranquility, authenticity, and the convenience of urban proximity with strong tourism potential.

This villa represents a prime investment opportunity in one of Croatia's most sought-after regions—whether you're looking for stable rental income, a family residence, or a combination of both.