

# House

## Omisi, Dalmatia



<b>Ref</b>	RE-LB-FIL-12997
<b>Type</b>	House
<b>Region</b>	Dalmatia › Omis
<b>Location</b>	Omisi
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	85 sqm
<b>Plot size</b>	8183 sqm
<b>No. of bedrooms</b>	1

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**No. of bathrooms**

2

**Price**

€ 440 000

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## Omis, Dalmatia



Exceptional estate with beautiful sea views on Omis riviera, on 8183 sq.m. of land!

Truly unique!

Total area of the house is 85 sq.m. Total area of land is 8183 sq.m.

The house has two levels.

On the ground floor of the property, there is a living room with a separate kitchen and a guest toilet. The upper floor features an open-plan bedroom, a bathroom, and a balcony offering a stunning view of the sea and the Brač Channel. On the northern side of the property, a small wine cellar with additional amenities could be designed, while the front area has ample space for an outdoor pool, making the property an excellent choice for tourist rentals.

Above the house, there is a flat land plot of approximately 1,000m<sup>2</sup> with a few pine trees, ideal for building sports facilities or similar features. Below the house, there is a gently sloping plot of about 3,000m<sup>2</sup>, perfect for a vineyard. The entire estate is suitable for cultivating Mediterranean crops, thanks to its fertile and easily workable soil. This property presents an ideal investment opportunity.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
5176 €

Average price/m<sup>2</sup> of this type  
in this region:  
4851 €

Median price/m<sup>2</sup> of this type  
in this region:  
3926 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2849 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2573 €

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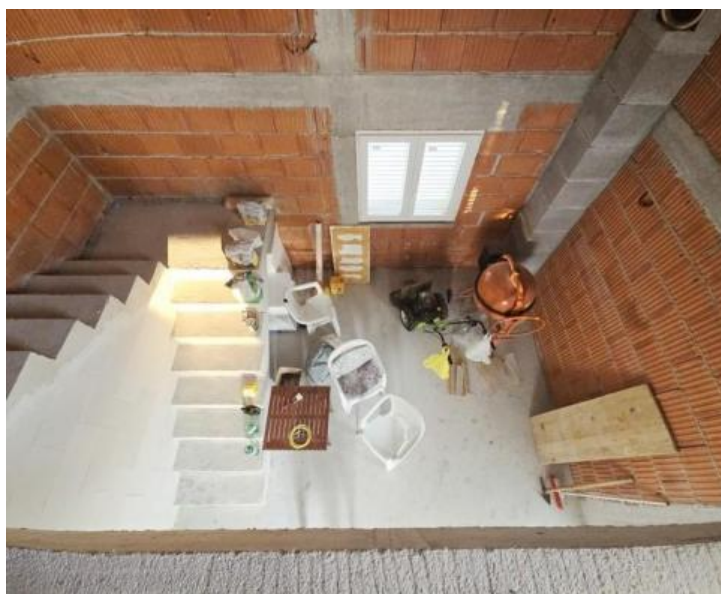
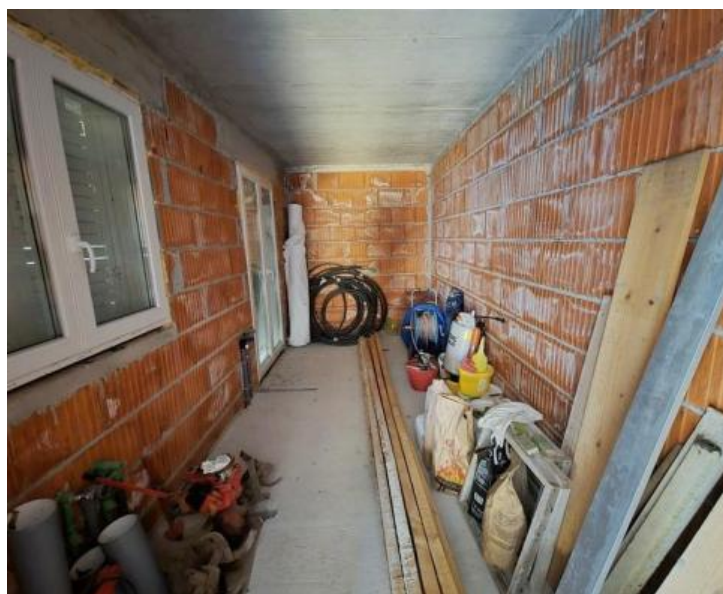
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