

Villa

Nemira, Dalmatia



Ref	RE-LB-30056
Type	Villa
Region	Dalmatia > Omis
Location	Nemira
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	200 sqm
Plot size	781 sqm
No. of bedrooms	5
No. of bathrooms	4
Price	€ 1 100 000

Villa

Nemira, Dalmatia



Unique 1st line house in Nemira near Omis on the 1st line to the sea!

Total area is 200 sq.m. Land plot is 781 sq.m.

Spacious terraces are overlooking the sea. The courtyard offers direct access to the beach.

The house is spread over two floors.

The house spans two levels, with two separate apartments, each designed for maximum enjoyment and privacy.

Ground floor: A cozy apartment with a modern kitchen, two bedrooms, each with its own bathroom, and a beautiful terrace with enchanting sea views.

First floor: A spacious apartment with an airy living room, fully equipped kitchen, and three bedrooms. Two rooms have their own bathrooms and access to attractive terraces with sea views.

The attractive yard with five luxurious palm trees further enhances the ambiance, while private parking allows space for up to seven cars.

The yard is directly connected to the beach, providing a unique sense of privacy and luxury.

The house currently operates as a successful tourist rental property, making it an outstanding investment opportunity for the new owner.

This apartment also has a spacious terrace with a large umbrella and outdoor seating. Parking for two cars is available..

The property has great potential!

It can be renovated as a luxury villa right by the beach!

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.

Villa

Nemira, Dalmatia



Price per m²:
5500 €

Average price/m² of this type
in this region:
5873 €

Median price/m² of this type
in this region:
6383 €

Average price/m² of this type
in Croatia:
7971 €

Median price/m² of this type
in Croatia:
6667 €

Villa

Nemira, Dalmatia



Villa

Nemira, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Nemira, Dalmatia



Villa

Nemira, Dalmatia



Villa

Nemira, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Nemira, Dalmatia

