

House

Omisi, Dalmatia



Ref	RE-LB-IRO2335
Type	House
Region	Dalmatia > Omis
Location	Omisi
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	121 sqm
Plot size	413 sqm

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No. of bedrooms	3
No. of bathrooms	1
Price	€ 475 000

Exclusive Sale: Charming House on the Omiš Riviera with Authentic Character and Endless Potential, mere 20 meters from Wateredge!

Just steps from the crystal-clear Adriatic Sea, this older house offers an incredible opportunity for renovation and transformation into your dream coastal retreat.

- **Elevated Ground Floor:** 72 m² of living space, including three bedrooms, a spacious living room, a kitchen, and a bathroom.
- **Basement:** A charming 45 m² tavern, perfect for creating a wine cellar or a cozy relaxation area.

The standout feature of this property is its unbeatable location, just 20 meters from one of the Adriatic's most stunning sandy beaches. With golden sand and turquoise waters, this beach is ideal for families, sun-seekers, and anyone who appreciates the Mediterranean lifestyle.

The property is fully legal and comes with complete documentation, ensuring a smooth and secure purchase process.

While the house does not include private parking, nearby road parking is available, and access to the property is via a peaceful 100-meter walking path, offering privacy and tranquility.

This is a rare find—a property with immense potential in a breathtaking location. Perfect as a personal oasis or an outstanding investment opportunity on the Adriatic coast!

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 m²:
3926 €

Average price/m² of this type
in this region:
7273 €

Median price/m² of this type
in this region:
7273 €

Average price/m² of this type
in Croatia:
4067 €

Median price/m² of this type
in Croatia:
3551 €

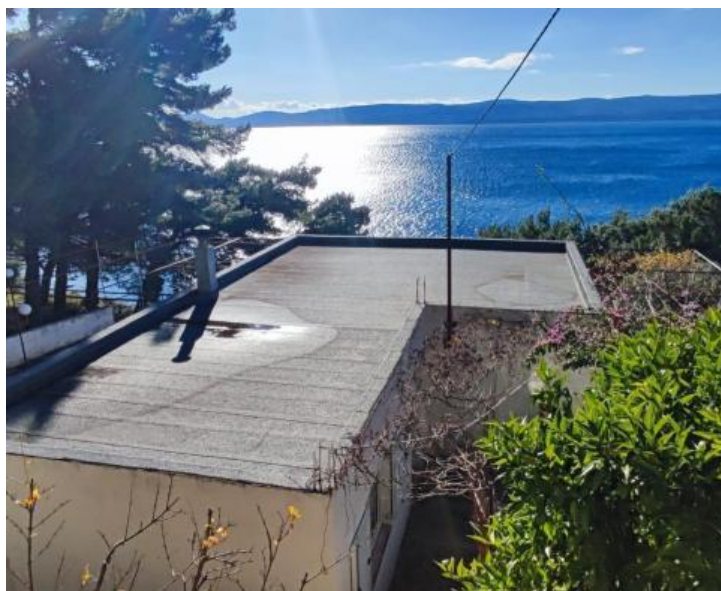
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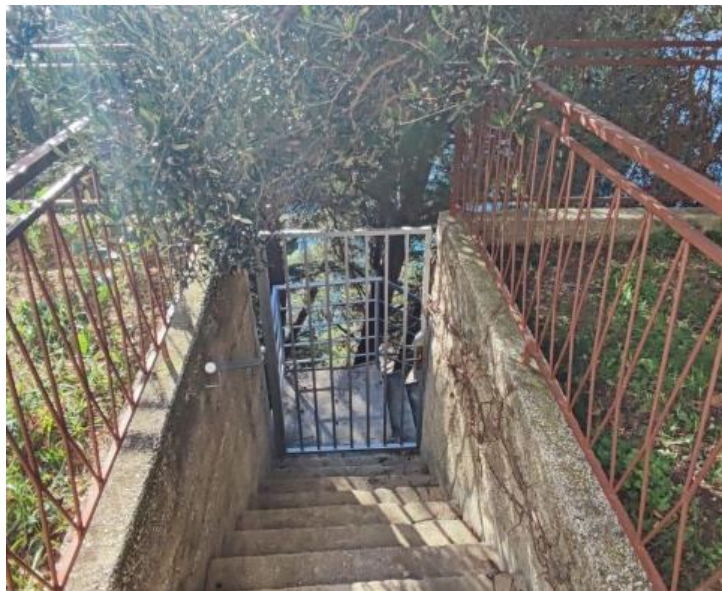
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