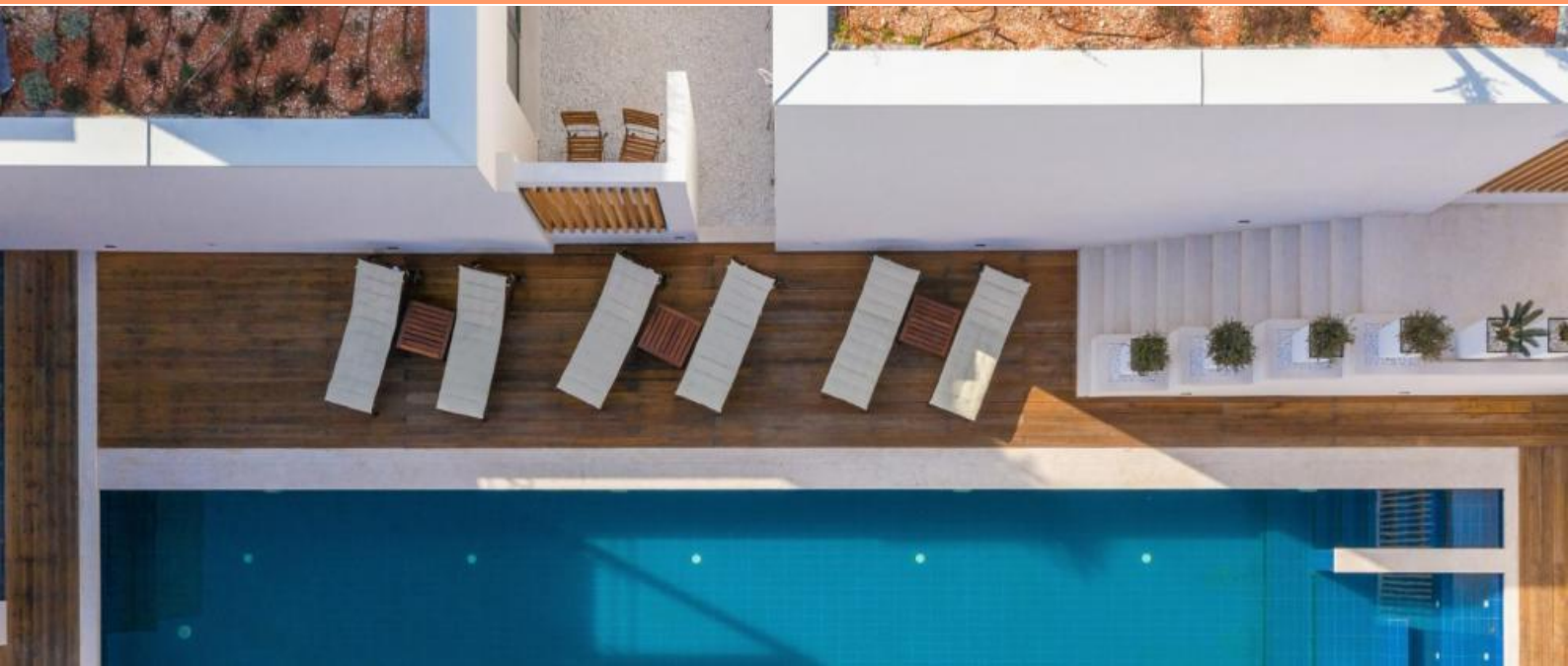


# Villa

## Omis, Dalmatia



<b>Ref</b>	RE-TR-4606
<b>Type</b>	Villa
<b>Region</b>	Dalmatia › Omis
<b>Location</b>	Omis
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	298 sqm
<b>Plot size</b>	860 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 2 500 000

Fantastic offer on Omis riviera - beautiful luxury modern villa with swimming pool, wellness, elevator and wonderful sea views!

Total surface of the villas is 298 sq.m. Land plot is 860 sq.m.

Lower level: technical, engine rooms, parking zone.

Floor 1: wellness and gym with spacious loggia (wellness area includes a hydromassage jacuzzi for 6 people, a Finnish sauna and a hammam by the top manufacturer Effegibi, a relaxation room with a heated floor and an experience shower with different modes of operation). The gym consists of a treadmill, a stationary bike and a multifunctional weight device. There is also a salon with fireplace, modern kitchen, spacious dining area,

FLOOR 2: three spacious bedrooms each with its own bathroom en-suite (each bedroom has its own courtyard - the floors of the courtyards of the rooms are sprinkled with snow-white pebbles, imitating the Dalmatian pebble beaches)

FLOOR 3: a spacious terrace with a large dining table and three benches overlooking the heated swimming pool. The terrace is partly covered with two pergolas. On the roof there is also a mini summer kitchen with gas grill, mini fridge and ice maker and outdoor dining area with breathtaking views. The roof offers a spectacular view - on the south side of the Adriatic islands and coastal towns, and on the north side of the mountain range. The roof terrace is ideal for long evening gatherings with a glass of fine wine.

All floors are connected by an elevator.

Additional benefits:

- Covered parking with three parking spaces and a charging station for electric cars
- Four more uncovered parking spaces
- Thermal labyrinth for energy efficient energy consumption and a main engine room
- Panoramic glazing
- Stylish interior design

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

## Omisi, Dalmatia



Price per m<sup>2</sup>:  
8389 €

Average price/m<sup>2</sup> of this type  
in this region:  
5223 €

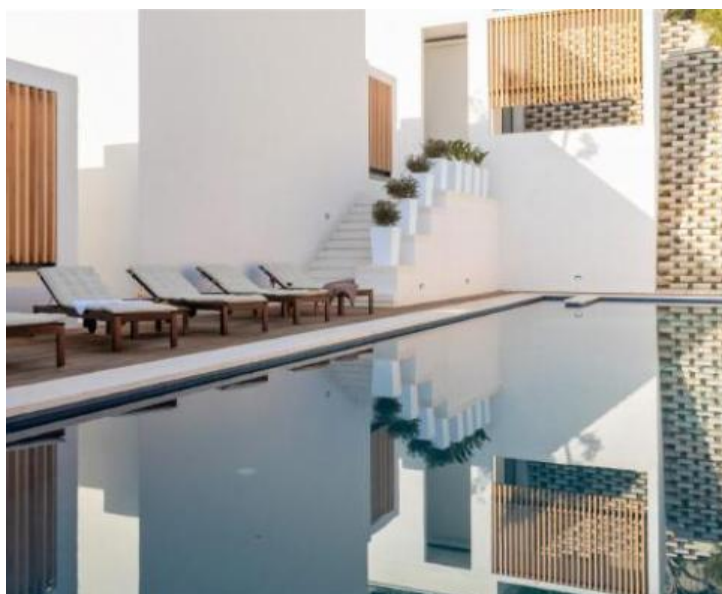
Median price/m<sup>2</sup> of this type  
in this region:  
5435 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

# Villa

## Omis, Dalmatia

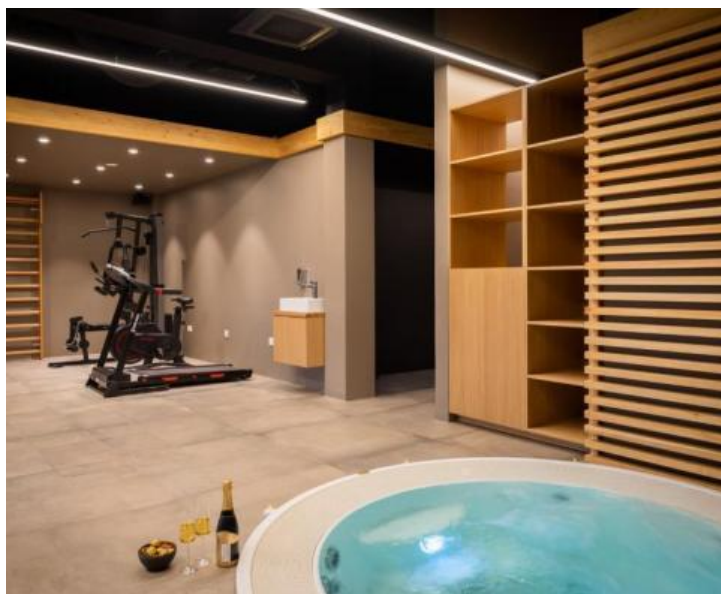


Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



# Villa

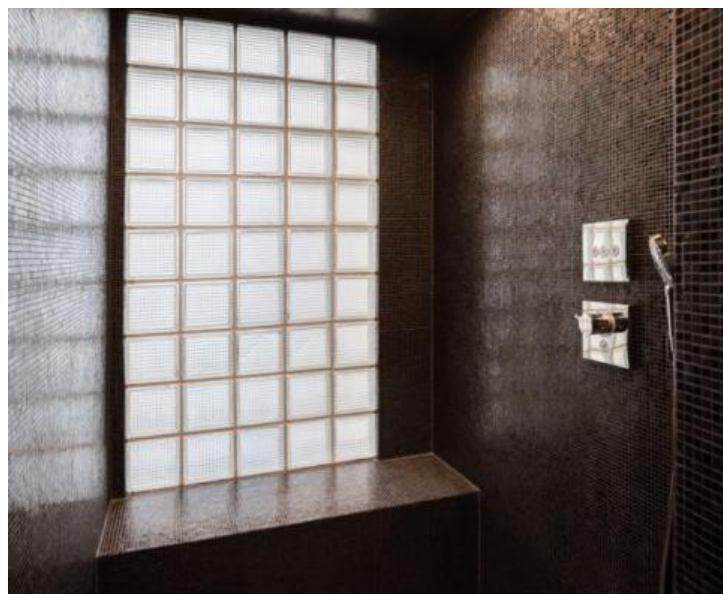
## Omis, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Omis, Dalmatia





# Villa

## Omis, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Omis, Dalmatia



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



# Villa

## Omis, Dalmatia

