

Villa

Omis, Dalmatia



Ref	RE-LB-IRO1360
Type	Villa
Region	Dalmatia > Omis
Location	Omis
Front line	No
Sea view	Yes
Distance to sea	60 m
Floorspace	230 sqm
Plot size	680 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

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Marvellous new modern villa on Omis riviera just 60 meters from the beach and only 2 km away from Omiš. In the immediate vicinity there are numerous beaches, bars, restaurants, shops... Magnificent sea views are opening from the windows and terraces of the villa! Villa benefits swimming pool, sauna, fitness studio and garage!

This beautiful property has a total floorspace of 230 m² and is decorated with outstanding modern architecture. Land plot is 680 sq.m.

In the basement there is a **garage for 2 cars**, a room for pool equipment and a small room with a **sauna** and exercise equipment (**fitness studio**). On the ground floor there is a small guest room, bathroom and laundry room. The main part of the ground floor is occupied by a large kitchen, a dining room and a living room with a fireplace. The ceilings on the ground floor are 3m high, and on all sides there are large sliding glass walls that allow light to enter and give the space airiness and freshness. From the living room, on one side, there is a lawn and a terrace with a BBQ, and on the other, a fenced part of the garden, enriched with citrus trees and Mediterranean plants, where the outdoor dining space is located. On the uncovered part of the terrace there is an overflow **swimming pool** with a sunbathing area and a beautiful panoramic view of the sea, islands, surrounding hills and the city.

On the first floor, there are 3 bedrooms, each with its own bathroom and access to a common terrace.

The house has a built-in alarm system and video surveillance and is sold fully furnished and equipped. The interior design is modern and functional.

Considering the location, the proximity to the beach, restaurants, cafes and other facilities essential for daily functioning, this villa is ideal for living as well as for tourist rental.

Price is over 1,5 mio euro. Please, inquiry about the price of the villa.

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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Average price/m² of this type
in this region:
5223 €

Median price/m² of this type
in this region:
5435 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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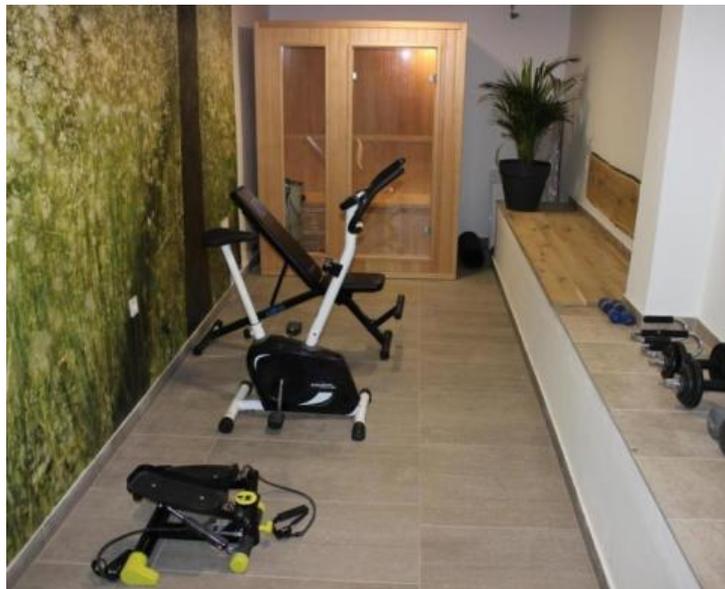
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