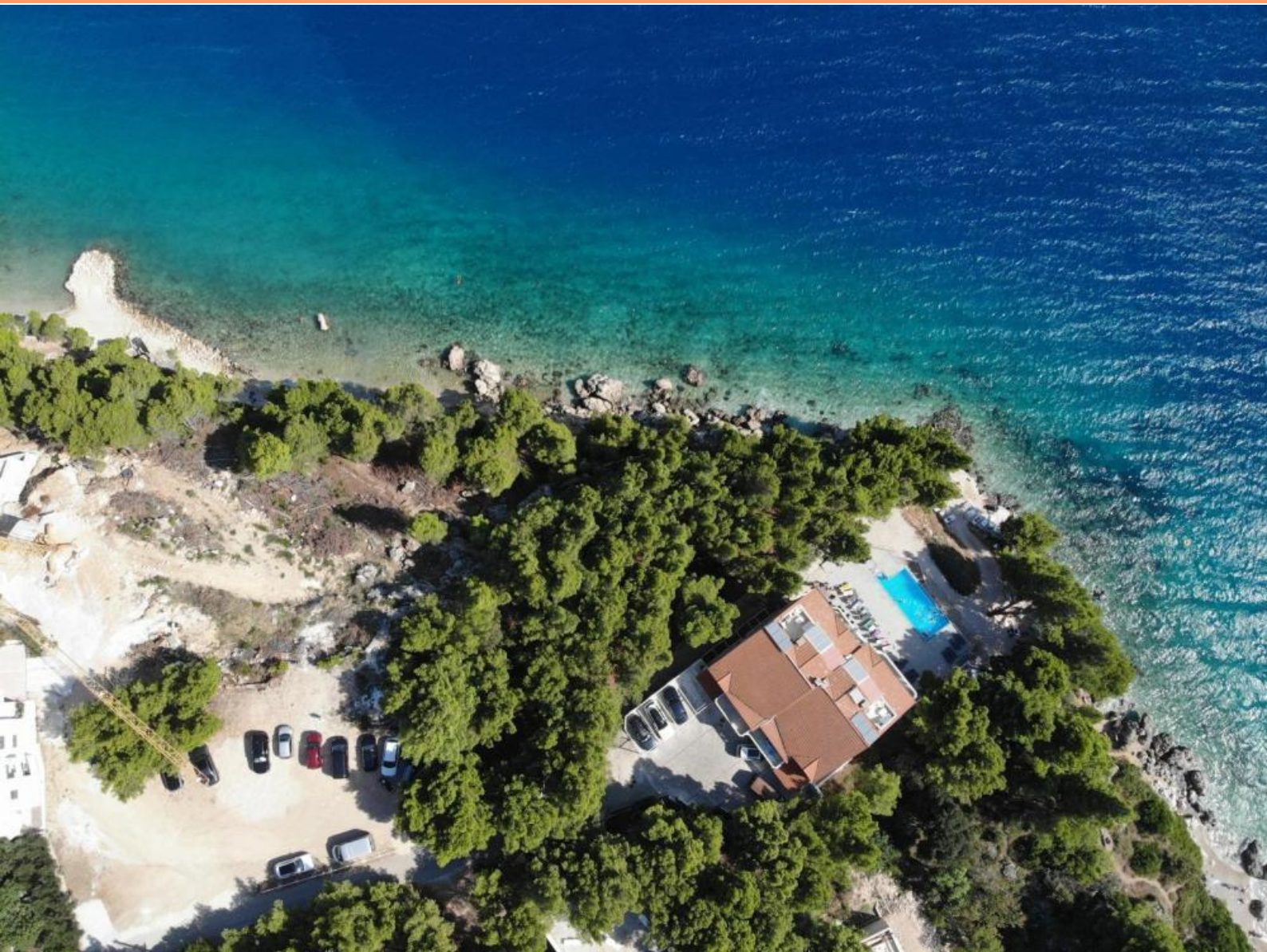


Villa

Stanići, Dalmatia



Ref	RE-LB-IRO2005
Type	Villa
Region	Dalmatia > Omis
Location	Stanići
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	765 sqm
Plot size	1630 sqm

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

Villa

Stanići, Dalmatia



No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

Nestled in the stunning bay by the beautiful green cape between Stanići and Omiš, **on the very 1st line to the sea**, this contemporary and sophisticated villa offers an unparalleled beachfront living experience.

The residence captivates with its breathtaking sea views, serene surroundings, and the perfect blend of elegance and comfort. Situated on the renowned Omiš Riviera, celebrated for its pristine beaches, crystal-clear waters, and diverse tourist and culinary offerings, this villa promises an extraordinary lifestyle.

From the villa, the expansive sea views stretch endlessly before you, crafting a mesmerizing backdrop that truly astonishes.

Situated on a generous land plot of 1630 m², the villa boasts a total gross area of 765 m², exquisitely spread across two levels.

The ground floor showcases a spacious living room, a fully-equipped kitchen with a dining area, a library, a luxurious bedroom with an en-suite bathroom and walk-in wardrobe, a laundry room, storage space, a guest toilet, a home cinema, a gym, and a sauna. The living room seamlessly flows onto a vast terrace featuring a stunning pool and jacuzzi, offering the ultimate spot to unwind while soaking in the mesmerizing sea views.

Upstairs, three comfortable bedrooms await, each complete with its own bathroom, dressing room, and private loggia, ensuring privacy and comfort for every guest.

Additionally, the ground floor houses a spacious 170 m² garage, providing secure and convenient parking for your vehicles.

More than just a residence, this villa offers an extraordinary lifestyle, blending luxury and comfort at its finest.

Offered for sale as a turnkey property, this villa allows you to immediately relish in all the advantages of this magnificent home without any additional hassle or expenses.

Benefiting from its prime location on the increasingly popular Omiš Riviera, a region gaining prominence as a sought-after destination for luxury tourism, this property presents a wise and promising 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.

Villa

Stanići, Dalmatia



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:
7957 €

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

Villa

Stanići, Dalmatia



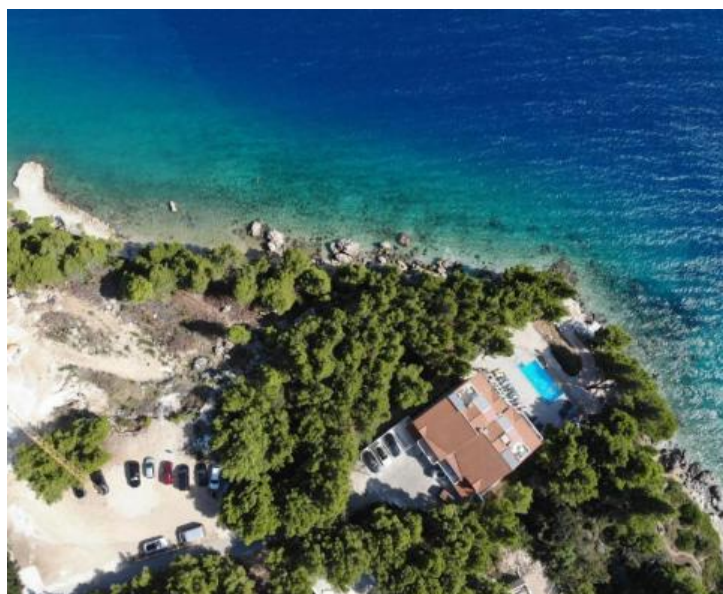
Villa

Stanići, Dalmatia



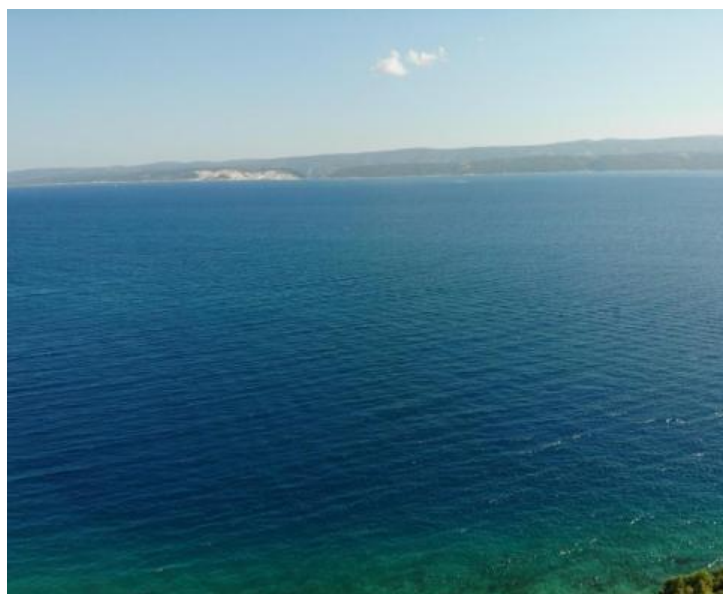
Villa

Stanići, Dalmatia



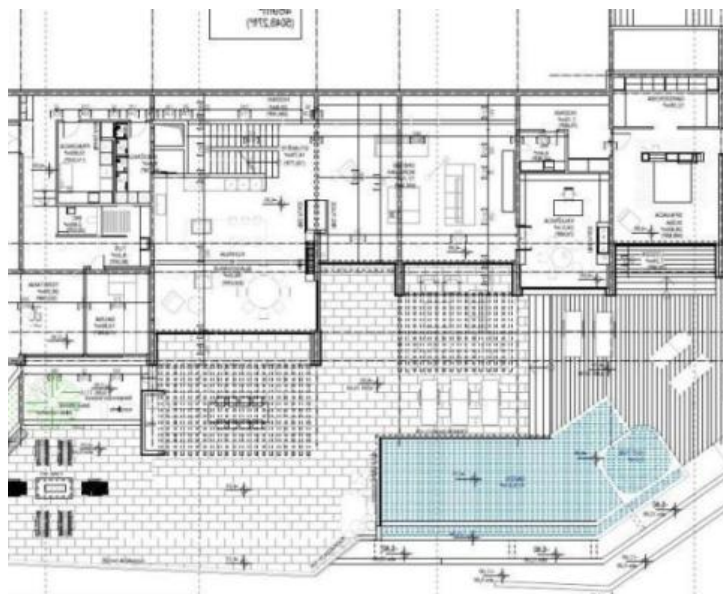
Villa

Stanići, Dalmatia



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