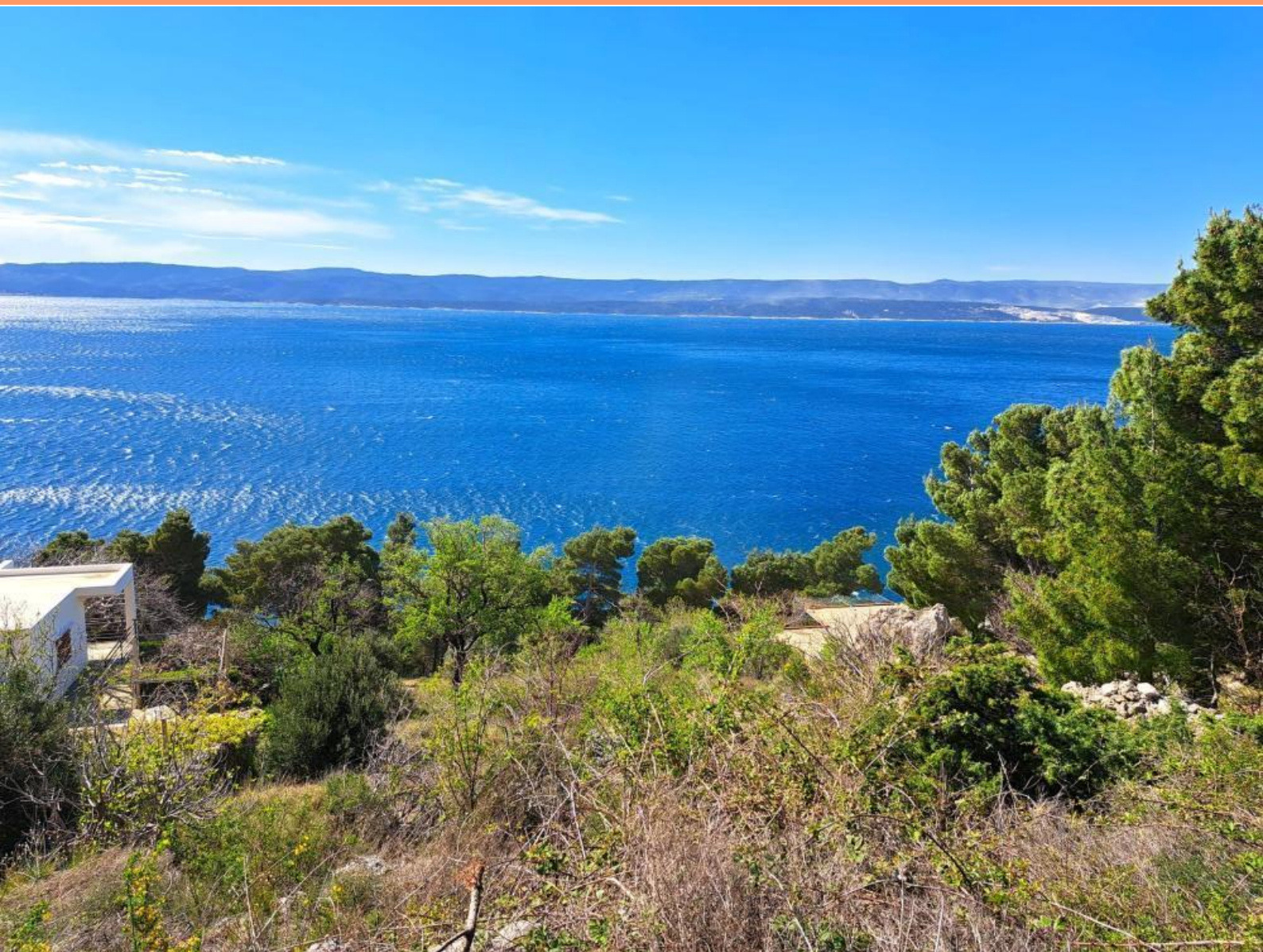


# Land plot

## Omis, Dalmatia



|                        |                 |
|------------------------|-----------------|
| <b>Ref</b>             | RE-LB-IRO2032   |
| <b>Type</b>            | Land plot       |
| <b>Region</b>          | Dalmatia › Omis |
| <b>Location</b>        | Omis            |
| <b>Front line</b>      | Yes             |
| <b>Sea view</b>        | Yes             |
| <b>Distance to sea</b> | 5 m             |
| <b>Plot size</b>       | 4100 sqm        |
| <b>Price</b>           | € 1 800 000     |

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# Land plot

## Omiš, Dalmatia



In an exclusive locale adjacent to the crystalline waters of the Adriatic, nestled in the idyllic setting of Marušići near Omiš, lies a most captivating parcel of land - **1st row to the sea!**

This remarkable plot spans approximately 4100 m<sup>2</sup>, with approximately 2850 m<sup>2</sup> designated for construction. From this vantage point, one is treated to a mesmerizing panoramic vista of the boundless Adriatic expanse.

A singular advantage of this property is its private access to a secluded beach, nestled directly beneath the plot. This exclusive entry ensures an unparalleled level of privacy and exclusivity, as access to this pristine beach is solely attainable from this particular plot.

The land boasts a legally established maritime property boundary, further guaranteeing tranquility and security. Moreover, all essential utilities, including water and electricity connections, are readily available on the plot, streamlining the process of constructing a future luxurious abode.

The title to this land is unencumbered, free from any restrictions or limitations.

This presents a rare opportunity to claim ownership of this extraordinary slice of paradise on the enchanting Omiš Riviera, allowing you to realize your aspirations of a sumptuous coastal lifestyle.

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.

# Land plot

## Omisi, Dalmatia



Price per m<sup>2</sup>:  
439 €

Average price/m<sup>2</sup> of this type  
in this region:  
741 €

Median price/m<sup>2</sup> of this type  
in this region:  
717 €

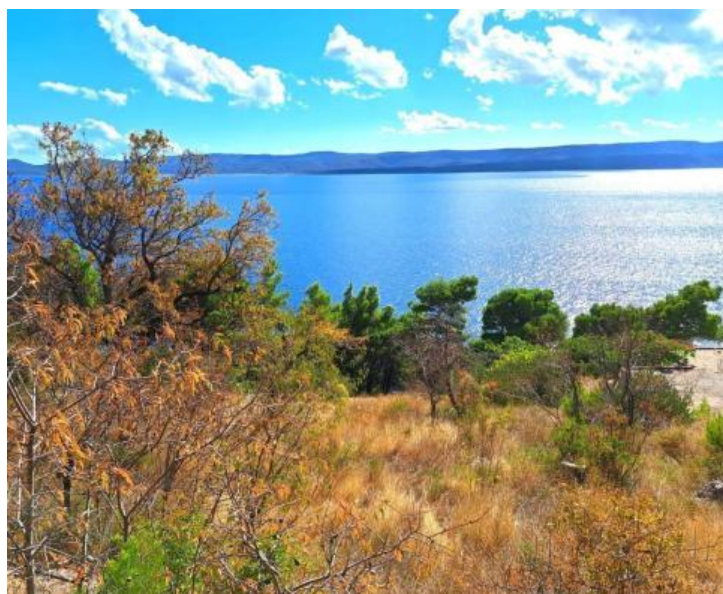
Average price/m<sup>2</sup> of this type  
in Croatia:  
361 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
250 €



# Land plot

## Omisi, Dalmatia





# Land plot

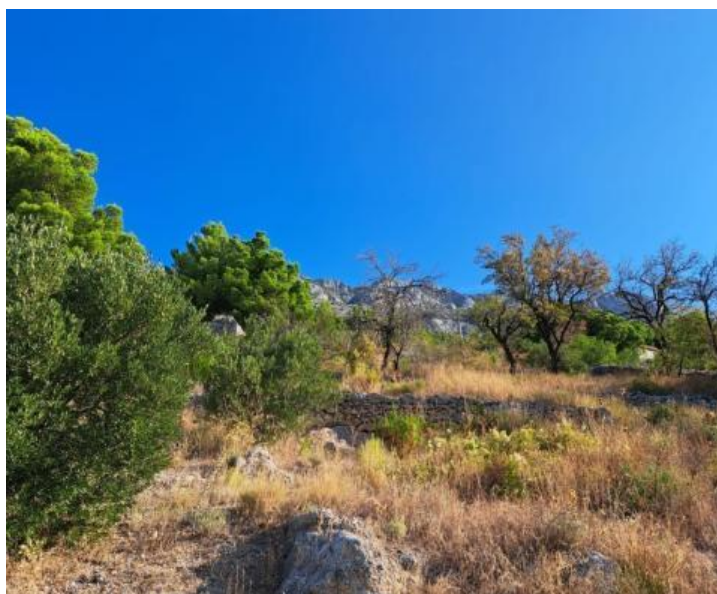
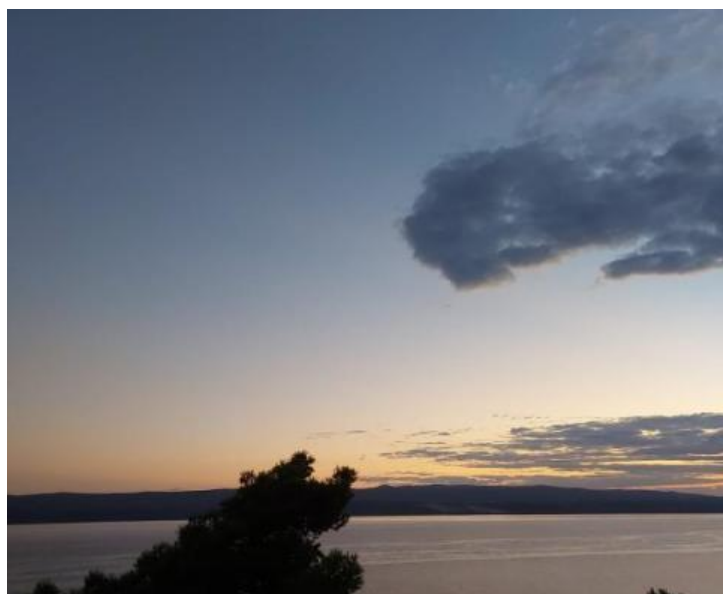
## Omisi, Dalmatia





# Land plot

## Omisi, Dalmatia



# Land plot

## Omis, Dalmatia

