



🏠 298 m<sup>2</sup> 📖 Omiš, Croatia 💰 1 900 000 EUR / 46 284 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7556</b>	Price	<b>1 900 000 EUR / 46 284 000 CZK</b>
Address	<b>Omiš, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>298 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>861 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale an attractive luxury villa with breathtaking sea views, located in a quiet area near the popular resort of Omis. This exceptionally designed villa with a total living area of 289 sqm is spread over four levels - ground floor, two floors above ground and a roof terrace - and is equipped with a range of premium features for maximum comfort and modern lifestyle.

On the ground floor, there is covered parking for four vehicles, including a charging station for electric vehicles. Inside, we find technical facilities including a heat labyrinth for efficient energy management and a mechanical room.

The first floor is dedicated to the wellness area, which offers everything for relaxation and regeneration: an entrance area with a gym, a hydromassage whirlpool, a tropical shower, a sauna, a relaxation room and a spacious terrace with sea views - ideal for private relaxation or wellness weekends with friends.

The second floor is the heart of the entire villa - it houses the exclusive kitchen and dining room with a south facing glass wall that provides plenty of natural light and beautiful sea views. On the north side is the living room with direct access to the terrace with heated pool and sunbathing area. On this floor there are also three luxurious bedrooms, each with its own bathroom and private courtyard.

On top of the villa is a 93 m<sup>2</sup> roof terrace, where there is a fully equipped summer kitchen with gas grill, stone sink, mini fridge, ice maker, dining table and seating for social moments. From here you have an unobstructed panoramic view of the sea and the surrounding islands of Brac, Hvar and Korcula.

All floors are connected by a lift and a comfortable staircase. In the whole villa is installed underfloor heating and air conditioning. Another unique architectural element is the green roofs of the bedrooms and living room - each of them bears an olive tree surrounded by Mediterranean vegetation, which not only aesthetically completes the space, but also provides natural thermal insulation.

Access to the property and the villa's amenities is secured via modern coded cards, underlining the emphasis on security and convenience.

With its location just 130 meters from the sea, exceptional amenities and proximity to popular destinations such as the town of Omis (15 km), Split (40 km) and the airport (55 km), this villa is an ideal choice for both luxury year-round living and profitable tourist rentals.