



450 m<sup>2</sup> Omiš, Croatia 2 400 000 EUR / 58 368 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7772</b>	Price	<b>2 400 000 EUR / 58 368 000 CZK</b>
Address	<b>Omiš, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>450 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>600 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a luxurious modern villa just 250 meters from the sea, in a quiet village near Omiš. The villa is built of high-quality reinforced concrete with excellent thermal and sound insulation and using the best materials. On a plot of 600 m<sup>2</sup>, there is a spacious living area of 450 m<sup>2</sup>. The villa is fully furnished and ready to move in immediately.

The property is spread over several floors with a well-thought-out layout. On the upper floor is the master bedroom with its own bathroom and a spacious 44 m<sup>2</sup> terrace, next to which is a double garage inside the building. The first floor offers four bedrooms, each with its own bathroom, and a dressing room with an island. The ground floor consists of an open-plan living room connected to the kitchen and dining room with access to a covered terrace and swimming pool. The lower floor features a relaxation area with a home cinema, sauna, fitness room, and laundry room, with panoramic sea views from all rooms.

The villa is equipped with Daikin air conditioning, underfloor heating in the bathrooms, aluminum windows, and a heated swimming pool with electrolysis and counter-current. There is a garage and outdoor parking, ensuring maximum comfort.