



🏠 253 m<sup>2</sup> 📄 Omiš, Croatia 🏠 1 440 000 EUR / 35 042 400 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |                                       |
|------------------------------------|-----------------------------------|------------------|---------------------------------------|
| Order number                       | <b>N7542</b>                      | Price            | <b>1 440 000 EUR / 35 042 400 CZK</b> |
| Address                            | <b>Omiš, Croatia</b>              | Type             | <b>Houses</b>                         |
| Category                           | <b>Villa</b>                      | Usable area      | <b>253 m<sup>2</sup></b>              |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>656 m<sup>2</sup></b>              |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Number of floors | <b>2</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 modern villa under construction with panoramic views of the sea and the island of Brač, located in a quiet area near the town of Omiš in the Split-Dalmatia County in Croatia. This designer property is designed to offer maximum comfort, privacy and elegance - on a total living area of 252.93 m<sup>2</sup> with a plot of 656 m<sup>2</sup>.

The villa is spread over two spacious floors and a roof extension. The ground floor will feature a modern kitchen connected to the dining room and living room, as well as a separate toilet, pantry, and utility room. The adjoining outdoor area will offer a summer kitchen, a lounge, and a 28 m<sup>2</sup> swimming pool, ideal for relaxing in privacy with a view of the sea. There will also be an outdoor toilet and convenient parking for several vehicles.

The second floor is reserved for four comfortable bedrooms, each with its own bathroom. This level will also include a laundry room, a hall, and a spacious corridor. A walk-through roof terrace (67 m<sup>2</sup>) will offer breathtaking views of the Dalmatian coast and island scenery.

The villa will be built using the latest materials and technologies with an emphasis on quality, detail, and contemporary architectural trends.

The property is located in an attractive location near the town of Omiš, known for its combination of historical heritage, the dramatic Cetina River canyon, and the beautiful beaches of the Adriatic Sea. The surrounding area offers excellent amenities, including shops, restaurants, and cafes. Lovers of active leisure will find opportunities for water sports, hiking, rafting, and boat trips to the surrounding islands. Thanks to its proximity to the motorway and the international airport in Split, the location is easily accessible and is an ideal place for year-round living or as an investment in a recreational property with high rental potential.