



736 m²

Omiš, Croatia

4 560 000 EUR / 111 218 400 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|------------------------------------|----------------------------|------------------|------------------------------------|
| Order number | N7442 | Price | 4 560 000 EUR / 111 218 400 CZK |
| Address | Omiš, Croatia | Type | Houses |
| Category | Villa | Usable area | 736 m ² |
| Number of rooms | 5 and more rooms | Land area | 1 107 m ² |
| Energy performance of the building | G - Extremely uneconomical | Number of floors | 4 |
| Parking | 9 | Garage | Yes |
| Terrace | Yes | Swimming pool | Yes |

About real estate

We are pleased to present a truly unique villa located in a peaceful area just minutes from the beach and the main coastal road connecting Split and Omiš. This exceptional property stands out with its top-quality construction, timeless architecture, stunning sea views, and first-class finishes.

Set on a 1,107 sqm plot, the villa offers approximately 480 sqm of living space along with over 250 sqm of terraces. Spread across four levels, the property includes a total of 11 spacious bedrooms, each with a modern en-suite bathroom—most of them also featuring walk-in closets. Each floor consists of a separate, luxuriously equipped apartment with its own terrace, offering maximum flexibility for use—ideal for multi-generational living or as an investment for premium rentals.

The outdoor area features a heated saltwater swimming pool (12.5 × 4.5 m), an outdoor kitchen, sunbathing area, and fully automated irrigation using a 50 m³ rainwater tank. Parking is available for up to 9 vehicles.

The villa is equipped with underfloor heating, air conditioning in all rooms, large-format UV-protected glass windows, top-grade interior and exterior insulation, and a blend of designer Italian furniture and custom-made pieces.

This property offers a rare combination of location, privacy, and luxury—perfect as a private residence or a high-return investment in a region highly sought-after by both tourists and discerning buyers.