



🏠 460 m<sup>2</sup> 📄 Omis, Croatia 💰 1 990 000 EUR / 48 834 600 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N7404</b>	Price	<b>1 990 000 EUR / 48 834 600 CZK</b>
Address	<b>Omis, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>460 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>780 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>4</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a unique modern villa with breathtaking views of the sea and islands, located in an excellent and sought-after location on the Dalmatian coast. The villa, with a total usable area spread over four floors, has three separate residential units and a large relaxation area, making it an ideal choice for private living, luxury recreation, or a high-yield tourist investment.

The basement of the house features a wellness and relaxation area with a sauna, gym, bathroom, laundry room, and technical facilities. From here, you can access a large outdoor terrace with a heated pool, sunbathing area, summer kitchen with barbecue, and covered dining area for comfortable social gatherings.

On the second and third floors, there are two identical residential units – each consisting of two bedrooms with en-suite bathrooms, an open-plan living area connecting the kitchen, dining room, and living room with access to a loggia overlooking the sea, and a separate toilet.

The fourth floor is occupied by a luxurious penthouse with a spacious terrace and a hot tub, ideal for private relaxation with completely unobstructed views of the sea horizon.

The villa has an outdoor parking lot with enough space for several vehicles. The entire property is meticulously maintained and is being sold fully furnished. Thanks to its current function in the tourist rental market, it represents a stable investment opportunity with a high annual return.

This villa is located on a gentle slope in one of the most attractive areas of Dalmatia, just a few minutes' walk from the beach and within easy reach of all amenities. The location offers not only peace, privacy, and panoramic views of the sea and surrounding islands, but also excellent accessibility—Split Airport is approximately a 40-minute drive away, as are the historic centers of Trogir and Primošten. The surrounding area is sought after for its natural beauty, gastronomy, and wide range of recreational opportunities. It is a place that ideally combines a Mediterranean atmosphere, modern infrastructure, and exceptional investment potential.

For more information or to arrange a personal tour, please do not hesitate to contact us.