

# Mini-hotel

## Omis, Dalmatia



<b>Ref</b>	RE-LB-IRO1863
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia › Omis
<b>Location</b>	Omis
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	291 sqm
<b>Plot size</b>	459 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3

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## Omisi, Dalmatia



**Price**

€ 569 000

**Former price is 599 000 eur, new price is 569 000 eur!**

The beautiful house with three residential units on Omis riviera is located 250 meters from the sea and the wonderful pebble beaches!

It is just a few kilometers from the town of Omiš, in one of the most beautiful corners of Middle Dalmatia. The location is ideal for lovers of peaceful vacations and lush Mediterranean vegetation.

The living area of this charming house is 291 m<sup>2</sup>, and it is located on a land plot of 459 m<sup>2</sup>.

The whole property has a cascade structure and offers a wonderful view of the sea, which will not be obscured in the future.

It was built in traditional Dalmatian style and consists of three floors with **three separate residential units**, a garage for two cars and a tavern for gatherings (konoba).

On the ground floor and on the first floor there are two apartments consisting of two bedrooms, a kitchen with a dining room, a living room, a bathroom and a terrace. There is also a storage/boiler room additionally on the ground floor.

In the attic there is a separate apartment consisting of a living room, a kitchen with a dining room, a bathroom, a bedroom, a balcony and a spacious terrace with a stone grill.

In front of the house is a beautiful large garden full of Mediterranean plants, and it is possible to build a swimming pool.

The design and decoration of the villa fits perfectly into the Mediterranean environment and represents a true oasis of peace.

Only high quality materials were used in the construction, each room is air-conditioned, furnished, and central heating was installed.

The villa is officially categorized as 4\*\*\*\* stars and can be rented at very attractive prices, over 120 days a year.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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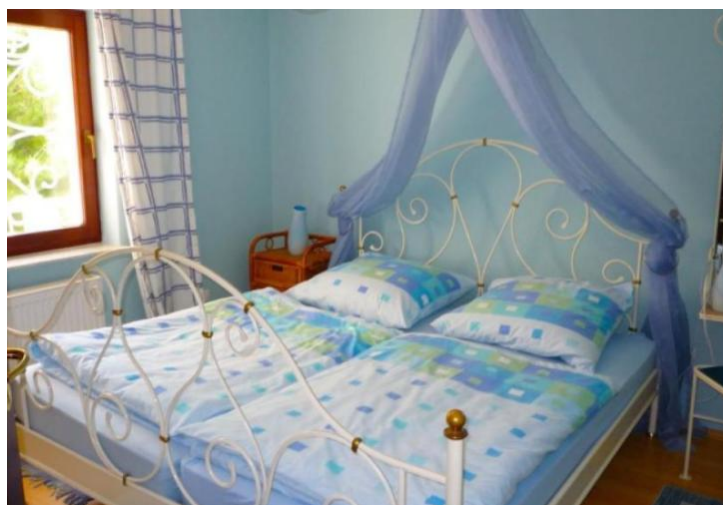


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