

# Mini-hotel

## Omis, Dalmatia



<b>Ref</b>	RE-LB-IRO2067
<b>Type</b>	Mini-hotel
<b>Region</b>	Dalmatia > Omiš
<b>Location</b>	Omis
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	200 sqm
<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 373 500

Wonderful semi-detached house with 4 apartments in total on Omis riviera, 200m from the sea only!

Nestled in the charming village of Marušići, just 200 meters from the pristine sea, this apartment house exudes Mediterranean charm. Perched on a hillside, it boasts breathtaking panoramic views spanning from Makarska to Split, including the entire Brač channel.

Surrounded by lush Mediterranean greenery, the environment offers not only visual delight but also a profound sense of tranquility, enhancing your overall experience.

Spanning 250 square meters, the house comprises three beautifully appointed apartments for renting along with a private residence for the owner.

Each of the two 50-square-meter apartments features two spacious bedrooms, a fully equipped kitchen, a bathroom, cozy balconies, and outdoor terraces.

Additionally, there's a charming 20-square-meter studio apartment, perfect for a cozy retreat.

Adjacent to the house, ample parking space for multiple cars ensures added convenience.

Sold fully furnished and equipped, this property is ready for rental use. Given its exceptional location in a highly sought-after tourist destination, investing in this property presents an incredible opportunity for lucrative returns.

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.

### **Property advantages:**

Detached

Attached

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Price per m<sup>2</sup>:  
1.494 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.391 €

Median price/m<sup>2</sup> of this type  
in this region:  
1.920 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2.709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.332 €

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