

Villa

Omis, Dalmatia



Ref	RE-LB-IRO2433
Type	Villa
Region	Dalmatia > Omis
Location	Omis
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	463 sqm
Plot size	850 sqm
No. of bedrooms	4
No. of bathrooms	6
Price	€ 3 500 000

Luxury Seafront Villa for Sale - Omiš Riviera

This **exclusive luxury villa** is located **first row to the sea** in the picturesque town of **Omiš Riviera**, offering an **unparalleled investment opportunity** in one of Croatia's most stunning coastal destinations.

With **850 m² of land** and a **cascading design**, this property is a true oasis of **luxury, privacy, and breathtaking Adriatic views**.

Villa Overview:

- **Living space:** 463.45 m²
- **Land area:** 850 m²
- **Bedrooms:** 4 | **Bathrooms:** 6
- **Infinity pool, gym, sauna & entertainment area**
- **Fully furnished & move-in ready**
- **Private garage & spacious terraces**

Villa Layout & Features

Basement:

- **Entertainment area** - ideal for socializing
- **Fully equipped gym & sauna**
- **Technical room, laundry, bathroom & pool equipment space**

Ground Floor:

- **Open-plan kitchen, dining area & living room**
- **Direct access to the terrace, infinity pool & sunbathing area**
- **Summer kitchen & guest toilet**

First Floor:

- **Three spacious bedrooms**, each with a private bathroom
- **Large covered & uncovered terraces** with panoramic sea views

Second Floor:

- **Master suite with walk-in closet & two bathrooms**
- **Private garage**
- **Expansive uncovered terrace with spectacular sea views**

Prime Location & Investment Potential

- **First row to the sea** – direct access to crystal-clear waters
- **Unobstructed panoramic views of the Adriatic**
- **Prestigious Omiš Riviera** – a sought-after real estate hotspot
- **Close to restaurants, shops & essential amenities**
- **High rental potential** – ideal for a luxury vacation home or investment property

Move-In Ready - Fully Furnished & Equipped

This **high-end villa** is sold **fully furnished**, allowing for **immediate occupancy** and effortless enjoyment of its luxurious amenities.

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:

Garage
Gym
Sauna

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Price per m²:
7.559 €

Average price/m² of this type
in this region:
5.535 €

Median price/m² of this type
in this region:
6.383 €

Average price/m² of this type
in Croatia:
8.658 €

Median price/m² of this type
in Croatia:
7.143 €

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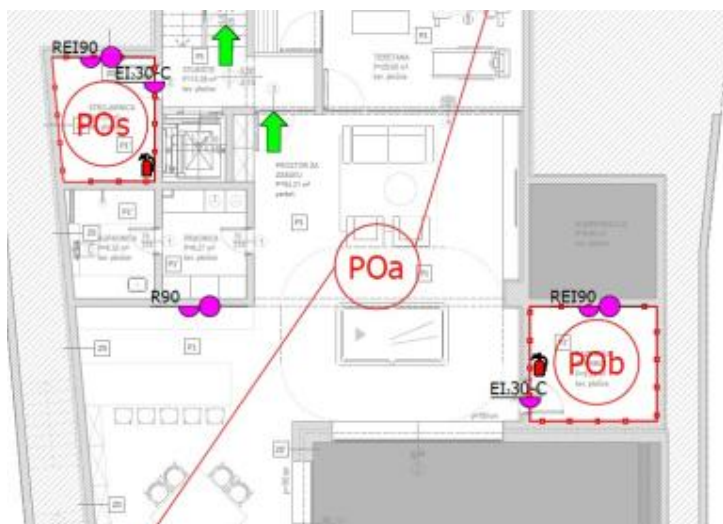
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