

Villa

Omis, Dalmatia



Ref	RE-LB-IRO2652
Type	Villa
Region	Dalmatia > Omiš
Location	Omiš
Front line	No
Sea view	Yes
Distance to sea	650 m
Floorspace	700 sqm
Plot size	490 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	€ 2 550 000

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Ultra-luxury villa for sale in one of the most desirable areas of Dalmatia, located in the peaceful coastal town of Omiš. Surrounded by Mediterranean nature yet just minutes from the beach, shops, cafes, and restaurants, this property offers the perfect balance of privacy, elegance, and convenience.

Set on a plot of approximately 490 m² with a total gross area of around 700 m², the villa features six spacious bedrooms, six modern bathrooms, and a large open-plan living space that connects the living room, kitchen, and dining area. The interior is designed with clean, contemporary lines, large windows, and airy, light-filled spaces that enhance the connection between indoor and outdoor living.

Outside, the new villa boasts a spectacular infinity swimming pool that visually merges with the horizon, a jacuzzi, and a generous sunbathing terrace with panoramic sea views. The outdoor space is ideal for both entertaining and relaxing while enjoying the unforgettable views of the Dalmatian coastline and surrounding islands.

Located just 650 meters from the crystal-clear Adriatic Sea, this villa is within walking distance of key amenities and only a short drive from the center of Omiš. Its premium location, high-end finishes, and modern design make it not only a perfect private residence but also an outstanding investment opportunity.

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:

- Swimming pool
- Spa
- Modern

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Price per m²:
3.643 €

Average price/m² of this type
in this region:
4.945 €

Median price/m² of this type
in this region:
4.634 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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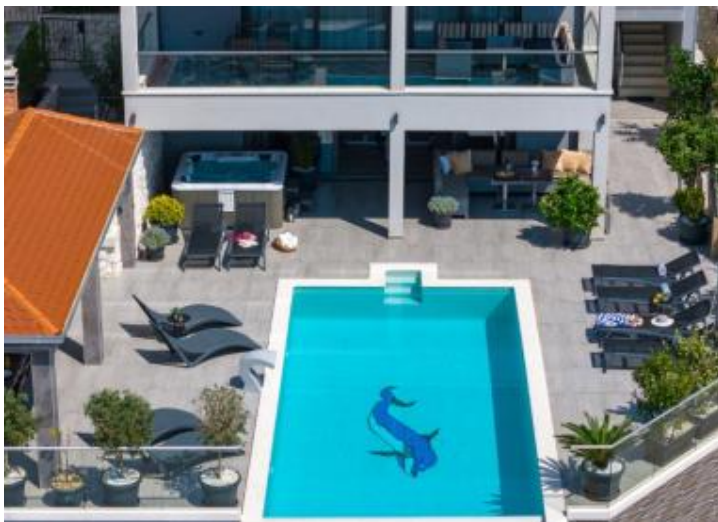
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