

# House

## Mimice, Dalmatia



<b>Ref</b>	RE-LB-P-364
<b>Type</b>	House
<b>Region</b>	Dalmatia > Omiš
<b>Location</b>	Mimice
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	175 sqm
<b>Plot size</b>	200 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 525 000

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This stunning semi-detached seaside house with a panoramic sea view is located in Mimice, a peaceful Dalmatian coastal village on the Adriatic coast, just 11 km from Omiš, 35 km from Split, and approximately 65 km from Split International Airport. Positioned more than 100 meters above sea level, the property enjoys breathtaking open views of the sea and islands. It is only 250 meters from public pebble beaches, reached safely via a pedestrian tunnel with no road crossing required, making it ideal for families and effortless daily beach access. Local amenities including a grocery market, post office, and bus stop are within 350 meters, while the house itself is set in a quiet cul-de-sac that ensures privacy and tranquility.

The property consists of two connected residential units, a main living unit and a separate guest apartment, offering a total of 175 square meters of interior living space complemented by 50 square meters of terraces and balconies with sea views.

The outdoor area spans approximately 200 square meters, landscaped with mature fig and olive trees, and offers the possibility of building a private swimming pool.

Parking includes around 45 square meters with two private parking spaces, plus additional shared parking nearby. The total land plot measures 370 square meters. The house is south-facing, sun-drenched throughout the day, and boasts unobstructed panoramic sea views.

The main residential unit extends over two floors with 120 square meters of living space. It features a fully equipped Bosch kitchen, a spacious living room with an electric fireplace, two bedrooms with queen-size and king-size beds, and two bathrooms, one with a hydromassage bathtub and the other with a rain shower and steam room. Additional features include a walk-in wardrobe, a laundry room, and 36 square meters of terraces distributed over two levels, all overlooking the sea. Floor-to-ceiling windows and panoramic glass walls maximize natural light and views, while underfloor heating is installed in the bathrooms and one bedroom for year-round comfort.

The guest apartment, located on the upper floor, offers approximately 55 square meters of space and includes a living area with a kitchenette, a bedroom with a built-in king-size bed, and a bathroom with a rain shower and a smart toilet. It also has a private laundry and storage room, a rear terrace of 12.7 square meters, and an additional sea-view balcony of 2.5 square meters, making it ideal for guests, rental income, or multi-generational living.

The house is sold fully furnished and fully equipped, with all appliances, décor, curtains, and furnishings included in the price. High-speed optical internet is installed, and the property has an A-rated energy efficiency classification. The kitchen and appliances are by Bosch, including a cooktop, refrigerator, and dishwasher, while the bathrooms feature premium Villeroy & Boch designer sanitary ware, including a smart toilet with Tokyo bidet functionality. All heating, cooling, and household systems are energy-efficient, low-consumption models. A smart home system allows remote control of climate settings, dehumidifiers, and appliances, as well as the Ring security system, all managed via a mobile app.

The outdoor living areas include two large terraces perfect for dining and relaxation, two outdoor rain-effect showers ideal after returning from the beach, and a beautifully maintained 200-square-meter garden with

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space reserved for a future swimming pool. The property offers easy access directly from the main road, making it convenient and comfortable for residents and guests of all ages, and represents an exceptional opportunity for a luxury seaside home or high-quality investment property on the Croatian coast.

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
- Storage
- Floor heating
- Garden
- Detached
- Attached
- Urbanized

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Price per m<sup>2</sup>:  
3.000 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.756 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.463 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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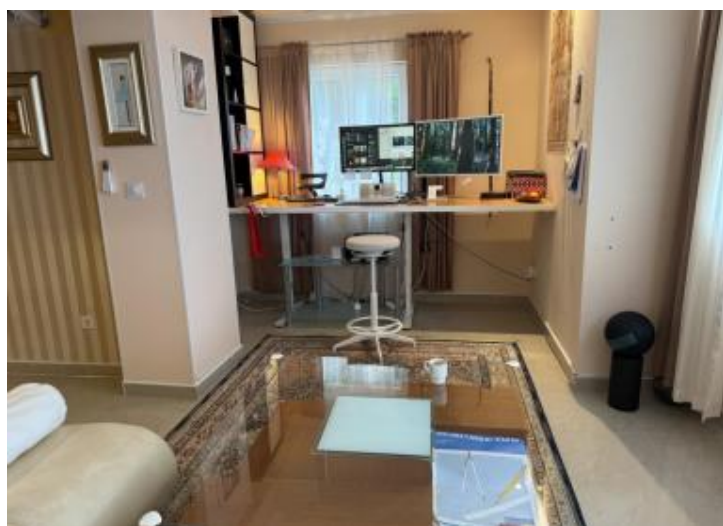
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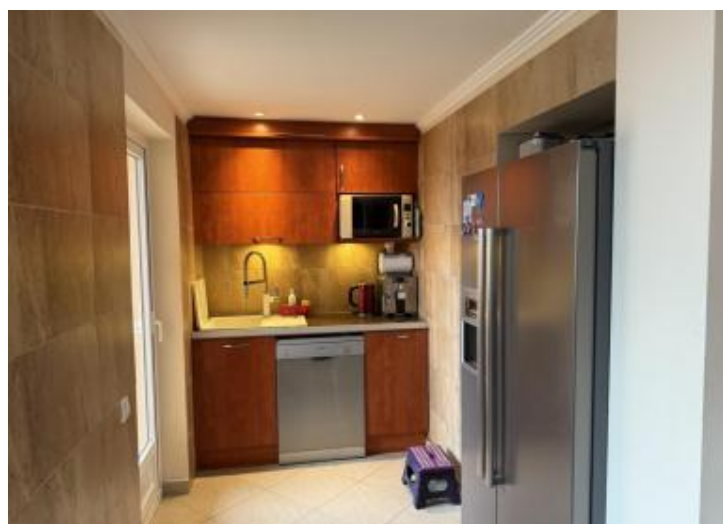
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