

Mini-hotel

Pisak, Dalmatia



Ref	RE-LB0BL12992
Type	Mini-hotel
Region	Dalmatia > Omiš
Location	Pisak
Front line	No
Sea view	No
Distance to sea	300 m
Floorspace	183 sqm
Plot size	485 sqm
No. of bedrooms	6
No. of bathrooms	2
Price	€ 650 000

A detached house for sale in Omiš, Pisak, offering approximately 183 m² of living space arranged over three floors, set on a 485 m² plot. Located in a well-positioned and easily accessible area, this property provides excellent potential for family living, holiday use, or tourist rental on the attractive Omiš Riviera.

The basement and ground floor level includes a garage and a storage/basement area with a total surface of 37 m², providing practical space for parking and additional storage.

The first residential floor has a total calculated area of 76 m² and forms one separate residential unit. It consists of two bedrooms, a kitchen and living room, hallways, a bathroom, and three loggias, two facing south and one facing west, allowing plenty of natural light and pleasant outdoor space.

The second residential floor features an identical layout to the first floor, with the exception of a slightly smaller south-facing loggia. This level has a total calculated area of 70 m² and represents a second independent residential unit.

The house has a footprint of approximately 80 m², while the surrounding land measures 485 m², offering outdoor space for relaxation, gardening, or future enhancements.

Built in 1982, the house is situated in a good location with direct and easy access from the road. The two fully independent residential units make this property ideal for a combination of private family living and tourist rental, or as a dedicated investment property in a popular coastal destination near Omiš and the Adriatic Sea.

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
- Storage
- Detached
- Urbanized

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Price per m²:
3.552 €

Average price/m² of this type
in this region:
2.391 €

Median price/m² of this type
in this region:
1.920 €

Average price/m² of this type
in Croatia:
2.709 €

Median price/m² of this type
in Croatia:
2.332 €

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