

House

Vis, Other islands



Ref	RE-LB-BIL043
Type	House
Region	Other islands
Location	Vis
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	278 sqm
No. of bedrooms	2
Price	Price upon request

Discover a premier real estate opportunity on the island of Vis with this expansive 278 square meter house for sale in the heart of Komiža - 1st line to the sea!

Positioned in the highly coveted first row to the sea, this property occupies one of the most prestigious locations on the Adriatic coast, where such frontline listings rarely reach the open market. The residence is situated directly across from a pristine pebble beach and sits adjacent to the main access road, offering a seamless blend of Mediterranean luxury and practical accessibility.

The house spans four versatile floors, providing a massive 278 square meters of living space that serves as a blank canvas for a high-end renovation project. Whether you envision a grand family estate or a lucrative multi-unit tourist investment, the current layout of two bedrooms and multiple open levels offers immense potential for customization. Every floor is designed to capture the breathtaking, unobstructed panoramic views of the crystal-clear Adriatic Sea and the historic Komiža harbor, ensuring a sophisticated atmosphere that defines elite island living.

Komiža is globally recognized as one of the most authentic and charming Mediterranean towns, famous for its rich fishing heritage, world-class seafood taverns, and vibrant cafe culture. Investing in a seafront property here means becoming part of a community known for its hidden coves and the nearby Blue Cave, making it a magnet for high-spending international travelers. Because of its unique position and significant square footage, this house represents a rare chance to acquire a landmark piece of Croatian real estate in a market with strictly limited supply.

This property is an excellent choice for a strategic investor looking to capitalize on the rising demand for luxury rentals on the island of Vis. With its prime seafront location and flexible floor plan, the house can easily be transformed into a flagship boutique hotel or a series of high-end apartments. Seize the opportunity to own a piece of the Dalmatian coast where the beach is quite literally on your doorstep and the value is secured by a location that can never be replicated.

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.

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Average price/m² of this type
in this region:
6.030 €

Median price/m² of this type
in this region:
1.733 €

Average price/m² of this type
in Croatia:
5.382 €

Median price/m² of this type
in Croatia:
3.860 €

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