

Villa

Omis, Dalmatia



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|-------------------------|-----------------|
| Ref | RE-LB10985-I789 |
| Type | Villa |
| Region | Dalmatia > Omis |
| Location | Omis |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 250 m |
| Floorspace | 213 sqm |
| Plot size | 856 sqm |
| No. of bedrooms | 4 |
| No. of bathrooms | 5 |
| Price | € 1 200 000 |

Villa

Omis, Dalmatia



Beautiful new modern villa under construction on Omis riviera in Krilo Jesenice just 250 meters from the beach with amazing sea views!

Total area of the villa is 213 sq.m.

Land plot is 856 sq.m.

The villa is currently under construction, but the completion of works is expected for summer-autumn 2021.

The villa will consist of a ground floor and a first floor (2 levels).

Lower floor offers:

- living room with indoor fireplace
- dining room connected to the kitchen
- guest toilet with storage for wash machine
- covered terrace with summer kitchen and BBQ zone

Upper floor:

- 4 bedrooms with en-suite bathrooms

Outdoor swimming pool:

- jacuzzi with 4 jets
- pool heating system
- automatic dosing (electrolysis)

Equipment of the house:

- heating and cooling in living room and dining room - floor climate
- heating and cooling for bedrooms - wall climate
- heating and cooling for bathrooms - underfloor heating
- gushing technical water for personal use
- rainwater tank for watering
- bio-pit for sewage
- four absorbent wells

The villa will also offer 2 outdoor parking spaces.

The villa will provide peace, relaxation and privacy and at the same time Omis and Split towns are only ten kilometers away.

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.

Villa

Omisi, Dalmatia



Price per m²:
5634 €

Average price/m² of this type
in this region:
5223 €

Median price/m² of this type
in this region:
5435 €

Average price/m² of this type
in Croatia:
4377 €

Median price/m² of this type
in Croatia:
3867 €

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