



## Luxury villa with sea view and pool, for sale



### Information de l'agent

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Nom:              | ArKadia                                                                                          |
| Nom de compagnie: |                                                                                                  |
| Pays:             | Royaume-Uni                                                                                      |
| Téléphone:        |                                                                                                  |
| Langues:          | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Détails de l'annonce

|              |                  |
|--------------|------------------|
| Propriété à: | Vendre           |
| Prix:        | USD 2,736,384.46 |

### Location

|                       |                |
|-----------------------|----------------|
| Pays:                 | Croatie        |
| État/Région/Province: | Split-Dalmatie |
| Ville:                | Omiš           |
| Soumis:               | 22/12/2025     |

### Description:

We are selling a modern luxury villa located in a peaceful place near Omiš. One of the key features of this villa is its panoramic sea view, which can be enjoyed from almost every corner of the villa, including the bathroom, creating a priceless experience of connection with the stunning, inspiring, natural surroundings. It is excellent for various purposes, such as a family residence or a rental business.

The villa is situated on a 604m<sup>2</sup> plot. The net usable area of the villa is 396.46m<sup>2</sup>, and it is distributed over four floors, which are connected by a staircase.

The following rooms are located on the ground floor:

- An entertainment and recreation room, with a gym, a billiards table, a living area with a home cinema, and a kitchen with a bar
- A room with a sauna and shower
- A WC
- A room combining a boiler room and a laundry room
- A separate pool engine room
- A terrace

The following rooms are located on the first floor:

- An open-plan room which includes a living room, a dining area, and a kitchen
- A large storage room



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This floor also contains the main terrace, which features the following:

- A large heated infinity pool with ceramic tiling, electrolysis and counter-current swimming
- A small pool
- A sunbathing area
- A summer kitchen
- A dining area

The following rooms are located on the second floor:

- Four bedrooms, each with an en-suite bathroom
- A dressing room with an island
- An additional room
- A balcony

The following rooms are located on the third floor:

- A master bedroom with its own bathroom
- A terrace with a jacuzzi
- A garage with two parking spaces

The villa is built from reinforced concrete, top-quality materials, and with additional sound and thermal insulation. It is sold fully, modernly and elegantly furnished and move-in ready.

Other key features of this villa:

- Daikin air conditioners
- Underfloor heating in all bathrooms
- Aluminium joinery
- Electric blinds
- Garden areas with cultivated plants in the patio

More about the location: Omis is a Dalmatian city situated between Split and Makarska on the delta of the Cetina river. It is recognized for its rich history related to the pirates than have once been one of the most dreadful on the Mediterranean. Furthermore, it is possible to try culinary specialties from the region of Omis in a few restaurants. The Riviera of Omis is extended from Omis to Piska, which is located around 15km towards south-east. The Riviera includes destination such as: Nemira, Stanici, Ruskamen, Lokva Rogoznica, Medici, Mimice, Marusici and Pisak.

## Commun

|                  |                      |
|------------------|----------------------|
| Chambres:        | 6                    |
| Pied carré fini: | 39646 m <sup>2</sup> |

## Building details

|                         |      |
|-------------------------|------|
| Number of Garages:      | 1    |
| Outdoor Amenities:      | Pool |
| Nombre de pieds carrés: | 4    |

## Rental details



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Furnished:

Oui

## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web:

[http://www.arkadia.com/SIEZ-T493/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIEZ-T493/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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