



## Two villas directly on the beach, for sale



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,988,816.25

### Locatie

Aanbevolen Auto Onderdelen:	Croatia
Staat/Regio/Pronvincie:	Split-Dalmatia
Plaats:	Omiš
Geplaatst:	01-04-2025

### Omschrijving:

These two exceptional villas with apartments are situated in the town of Stanici, near Omis, directly on the beach, on a slightly elevated terrain, at the end of a steep slope with houses, a road, vegetation and rocks. At a distance sufficient for preserving privacy, yet nearby, about 200m from the villas, there are facilities such as shops and cafes. The villas offer an enchanting view of the sea, coast and vegetation. They are ideal for those fond of the sea who are seeking a unique and luxurious, holiday or year-round residence in a beautiful and relaxing Mediterranean environment, and for tourist rental, or a combination of the above.

They are located on a plot of land of about 600m<sup>2</sup> and together have about 300m<sup>2</sup> of living space.

The first, main villa has about 250m<sup>2</sup> of living space divided into four floors. Within this villa there are two apartments, each spread over two floors connected by an internal and an external staircase.

In the first, upper apartment, there are the following rooms:

- A living room
- A dining room
- A kitchen
- A toilet
- Two bedrooms
- A bathroom
- Two terraces



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In the second, lower, recently renovated apartment, there are the following rooms:

- A living room
- A dining room
- A kitchen
- A toilet
- Two bedrooms
- Two bathrooms
- A laundry room

The second, small villa is located below the main villa, closer to the sea. It has 50m<sup>2</sup> of living space divided into two floors. In this villa there are the following rooms:

- A kitchen
- A bedroom with bathroom and wardrobe
- A toilet
- Two small storage rooms on the outside gallery above the pool
- A terrace with pool

A unique, cascading garden with a terrace boasts the following content:

- A pool with stairs and a handrail
- A space surrounding the pool, including a sunbathing area
- Galleries
- A stone barbecue
- A dining area
- Stairways
- Garden parts with cultivated plants

Other key features of this property:

- An additional, detached plot of land of about 50m<sup>2</sup>
- Three parking spaces
- A possibility of expanding the living space of the main villa or adding an additional building

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.

## **Algemeen**

Slaapkamers:	5
Afgewerkte vierkante meter:	300 m <sup>2</sup>
Lot Afmeting:	600 m <sup>2</sup>

## **Building details**

Parking:	Ja
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Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/SIEZ-T204/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIEZ-T204/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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