



## Excellent 6 Bed House For Sale in Poljice Croatia



### Agent Info

Name: Niall Madden  
Company: Esales Property Limited  
Name:  
Country: United Kingdom  
Experience since: 2002  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website: <https://esalesinternational.com>

### Listing details

Property for: Sale  
Price: USD 594,461.87

### Location

Country: Croatia  
Address: 21222  
ZIP code: 21222  
Posted: Jul 24, 2025

### Description:

Excellent 6 Bed House For Sale in Poljice Croatia

Esales Property ID: es5554707

### Coastal Charm and Unrivalled Potential: A Six-Bedroom Home in Poljice, Croatia

Nestled in the tranquil coastal village of Poljice, on Croatia's captivating Dalmatian coast, lies a property brimming with potential. This traditional, solidly built brick home, boasting a flexible layout of six bedrooms and five bathrooms, represents a rare opportunity for discerning investors or those seeking a magnificent private retreat. Its prime location offers the perfect blend of serene Mediterranean living with superb connectivity, being just a short drive from the UNESCO-listed town of Trogir and a mere 20 minutes from Split International Airport (SPU). This proximity to a major international hub, offering direct seasonal flights to key cities across Europe, the US, and even attracting a growing number of visitors from Asia, makes the property particularly appealing for a variety of uses: a spacious private residence, a lucrative boutique holiday rental, or a versatile multi-apartment investment.

The property sits on a generous 440 m2 plot, providing ample space for both the existing structure and



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future enhancements. The main house, spanning 291 m<sup>2</sup> across three floors (ground, first, and second), features a robust brick construction, providing a solid foundation ready for either comprehensive renovation to unlock its full modern potential or a more straightforward modernisation to enhance its existing charm. Beyond the main dwelling, the plot reveals a vibrant orchard already yielding an abundance of fresh fruit, including kiwi, lemon, tangerine, orange, and kumquat trees – a delightful feature for personal enjoyment or as an attractive selling point for an eco-tourism venture.

Complementing the orchard is a 29 m<sup>2</sup> cultivated garden, perfect for organic produce or decorative landscaping, and a substantial 314 m<sup>2</sup> of additional land. This expansive area offers remarkable flexibility, ideal for the installation of a sparkling swimming pool (either in the front or rear to maximize sunlight), creating ample visitor parking, or designing an expansive outdoor entertaining area or further lush landscaping. The possibilities for customization and value addition are extensive, truly allowing a new owner to tailor the property to their vision.

Poljice itself is emerging as a sought-after coastal destination, quietly thriving amidst Croatia's increasing popularity on the global tourism stage. Situated near Marina, it benefits from the region's rising tourist interest and ongoing infrastructure development, positioning it as an ideal locale for savvy real estate investment. The area strikes a perfect balance: offering peaceful, pristine beaches just a three-minute stroll from the property, while being exceptionally well-connected to some of Dalmatia's most iconic attractions. The historic Trogir Old Town, a UNESCO World Heritage Site, is a mere 10-minute drive, inviting exploration of its ancient streets and vibrant cultural scene. The bustling city of Split, home to the magnificent Diocletian's Palace, extensive shopping facilities, and vibrant nightlife, is a convenient 30-minute journey. Further afield, the stunning Krka National Park, with its cascading waterfalls, is less than an hour away, offering an unforgettable natural escape. The property's location also provides easy access to myriad other pristine beaches, charming marinas, and exquisite vineyards stretching towards Sibenik and Zadar, along with opportunities for exhilarating Blue Lagoon boat excursions, diving, and island hopping. This rich tapestry of attractions ensures a steady stream of tourists and a high quality of life for residents.

The inherent flexibility and strategic location of this Poljice property cater to a diverse range of buyers and investment strategies. It is perfectly suited as a private family home, offering ample space, a productive orchard, and the potential for a private swimming pool, creating an idyllic coastal retreat. Alternatively, its layout readily lends itself to conversion into a highly profitable tourist rental business, with the capacity to be reconfigured into up to six smaller apartments or three spacious holiday suites, capitalizing on Croatia's booming tourism market. Given the existing fruit trees and garden space, it holds significant promise as an eco-tourism or agro-tourism retreat, appealing to visitors seeking sustainable travel experiences. Furthermore, its adaptable design makes it an excellent choice for multi-generational living or a comfortable retirement property, providing space and privacy for all. Croatia's recent entry into the Schengen Area and the Eurozone has further solidified its appeal, offering visa-free access for short stays to a broad international demographic and simplifying transactions for EU citizens.

The tranquil Adriatic lifestyle, characterized by warm Mediterranean sunshine and crystal-clear waters, combined with the property's inherent flexibility and the region's burgeoning popularity, presents a rare opportunity to secure a foothold in one of Europe's most promising coastal regions. Low property taxes, particularly favorable for rental income, further enhance its appeal for long-term investments. As Croatia continues its rapid development and solidifies its position as a top European destination, property values



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in areas like Poljice are well-positioned for significant appreciation. Crucially, Croatian law allows EU citizens to purchase property without restrictions, streamlining the acquisition process for a large segment of international buyers. For non-EU citizens, acquiring land (like a house and lot) typically requires setting up a Croatian limited company (Ltd. Co.) with at least 51% Filipino ownership, while direct ownership of condominium units remains a common and simpler route, provided the building's foreign ownership quota is not exceeded. While this property is a house on a plot, it's essential for non-EU buyers to seek legal advice on the most appropriate ownership structure to comply with Croatian land ownership laws.

This Poljice home is an ideal choice for a vacation home or a permanent retirement getaway, benefiting from direct seasonal flights from the US to Split or Dubrovnik, and excellent connections from all major EU cities. Its strategic position offers a peaceful retreat while being incredibly close to Croatia's rich tapestry of historical and cultural landmarks, making it an attractive investment for those looking to capitalize on Europe's heritage-rich appeal with the strong potential for short-term Airbnb income. Croatia's allure is also steadily growing among travelers from Asia, who are increasingly drawn to its pristine sea, captivating cultural heritage, and comparatively affordable lifestyle. This six-bedroom property in Poljice offers more than just a home; it's a gateway to an authentic European coastal living experience, infused with the undeniable charm of the Mediterranean and promising robust future growth.

## ABOUT THE AREA

Poljice is a name found in several locations across Croatia, but the most historically significant and commonly referenced 'Poljice' refers to the region in central Dalmatia, nestled between the city of Split and the town of Omiš. This area is famously known for the Republic of Poljica, a unique autonomous community that thrived for over seven centuries, from the 12th century until its dissolution by Napoleon's troops in the early 19th century. This 'peasant republic' was governed by its own advanced legal code, the Poljica Statute, which emphasized principles like self-governance and even a form of direct democracy, electing its duke annually. The name 'Poljica' itself derives from 'polje,' meaning 'field,' reflecting the fertile karst fields nestled within the picturesque mountainous terrain of the Mosor massif, a dominant physical feature of the area.

Today, Poljica remains a predominantly rural area, offering a tranquil escape from the bustling coastal cities. While its historical significance as the former Republic of Poljica is a key draw for history enthusiasts, the region is increasingly attracting tourists seeking active outdoor experiences. The spectacular Cetina River canyon, which forms a significant part of Poljica's natural boundary, is a hub for adventure sports. Visitors can engage in thrilling activities such as rafting, canyoning, rock climbing, and hiking, exploring the dramatic landscapes and crystal-clear waters. The serene atmosphere, combined with the rugged beauty of the mountains and river, makes it an ideal destination for nature lovers and adrenaline seekers alike.

Beyond its natural beauty and historical allure, Poljica offers a taste of authentic Dalmatian culture and cuisine. The local industry still heavily relies on agriculture, with traditional practices shaping the landscape and culinary offerings. A must-try local delicacy is 'Soparnik,' a savory chard-filled pie that holds Protected Geographical Indication status in Croatia. This simple yet flavorful dish, once considered 'poor man's food,' has gained widespread popularity, with annual bake-offs in the Poljica villages



attracting thousands. Visitors often find accommodation in charming stone houses, many of which have been adapted to host guests, offering a warm, local experience and a chance to savor homemade olive oil and other regional specialties.

For travelers looking to visit Poljice, the nearest major international airport is Split Airport (SPU). Located approximately 40-50 kilometers (25-30 miles) away, depending on the specific part of Poljice you are heading to (as Poljice stretches across various villages), Split Airport serves as a primary gateway to Dalmatia with numerous connections to European cities. From the airport, visitors can arrange private transfers, take local buses towards Omiš or Split, or rent a car to explore the scenic routes of Poljice and its surrounding areas, including the stunning coastline and the Cetina River.

## MAiN FEATURES:

- \* 291m<sup>2</sup> of living space over 3 floors
- \* 440m<sup>2</sup> plot
- \* 6 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Croatia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Common**

Bedrooms:	6
Bathrooms:	5
Finished sq. ft.:	291 sq m
Lot Size:	440 sq m

### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL: <https://www.youtube.com/embed/YMuYKiuixHc>

### **Contact information**

IMLIX ID: IX7.345.978



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