



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



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 2,339,945.56

### Местоположение

Страна:	Хорватия
Область:	Split-Dalmatia
Город:	Омиш
Добавлено:	09.04.2025
Описание:	

We are selling a luxury villa located near the city of Omis, in an excellent location, 240m from the sea. The main highlights of this villa are its exceptional architectural design, a sea view available from many parts of the interior and exterior of the villa, and a view of the magnificent mountains. The villa is accessible and well-connected thanks to the fact it is positioned next to a road with light traffic, so, at the same time, peace and privacy are guaranteed. This is an ideal opportunity for those who are looking for an inspiring and interesting residence as a break from mundane everyday life but also a good connection to amenities and nature, into which this modern villa fits well.

The villa is located on a plot of land of 956m<sup>2</sup> and has 297m<sup>2</sup> of living space. It is divided into four floors, connected by a lift and a staircase.

The following content is located on the ground floor:

- A covered parking lot for about four cars
- A charging station for electric cars
- A machine room

The first floor is completely dedicated to wellness and boasts the following content and rooms:

- A gym equipped with exercise machines
- A sauna
- A hammam
- A jacuzzi



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- A shower
  - A relaxation room
  - A loggia

The following rooms are located on the second floor:

- An open-concept room that encompasses a living room, a kitchen, and a dining room
- Three bedrooms with private bathrooms
- A loggia

In the exterior of the second floor, there is also a well-fenced terrace that offers privacy, but also a view of the sea and the mountains. This terrace, to which the living room has access, features the following contents:

- A heated pool
- A sunbathing area
- A staircase
- A decorative wall with plants
- Partition walls behind which there are sections of the terrace to which the bedrooms have access

The third floor is, in fact, the roof, which has several parts. It includes small gardens, each with one olive tree, and a special and interestingly constructed roof terrace. This terrace has covered and uncovered parts, and includes the following contents:

- Uncovered seating and relaxing areas with a transparent fence facing the sea, which further enhances the fascinating sea view and adds to the connection with the environment
- A place for a portable barbecue
- A covered area with a built-in sink
- A covered area with dining furniture
- Garden sections

Other key features of this villa:

- Air conditioners
- Underfloor heating
- Coded cards for access to the lift and charging station for electric cars

Next to the villa, there is another, twin villa, which is being sold separately.

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.

## Общие

Спальни:	3
Готовые кв.м.:	297 кв м



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Площадь участка: 956 кв м

## Building details

Parking: да  
Outdoor Amenities: Pool  
Количество этажей: 4

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/SIEZ-T271/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIEZ-T271/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: k1154

