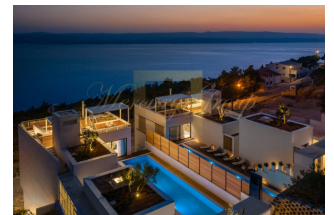
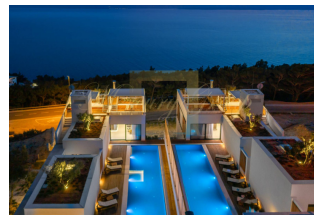
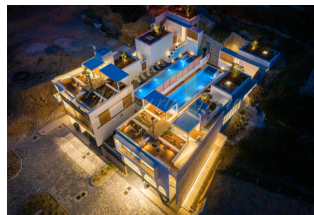




**Omiš, two mirrored villas with a panoramic view**

*Croatia, Dalmatia*

<b>Price:</b>	<b>€ 3 450 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	7
<b>Number of rooms</b>	7
<b>Land area</b>	2230 m2
<b>Area</b>	595 m2
<b>Category</b>	For sale



Not far from Omiš, there are two mirror-imposing villas on a plot of 2253 m2. They extend over three floors and together have 595 m2 of net usable area.

**Ground floor**

Each villa has covered parking with three parking spaces and a charging station for electric cars. In front of each villa there are 4 more uncovered parking spaces. Inside each villa, there is a thermal labyrinth for energy-efficient energy consumption and a main engine room.

**1st floor**

This floor is reserved for wellness, which includes an exclusive experience shower, hammam and sauna from the renowned manufacturer Effegibi, hydromassage jacuzzi for 6 people, relaxation room and gym with treadmill, bike and multifunctional exercise device. The villa on the left side on this floor has one bedroom.

**2nd floor**

Spacious living room and fully equipped kitchen. The living room opens directly onto the pool deck. 3 bedrooms with en-suite bathrooms.

Each villa has large heated swimming pool measuring 18 x 3,8 meters with sun deck. At the northern end of the pool there is a hydromassage bench for three people

**Roof terrace**

Each villa has a roof terrace from which extends spectacular and unobstructed view of the islands of Brac, Hvar



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and Korcula and the entire Makarska Riviera. On the roof terrace which extends to 93 m<sup>2</sup> there is a summer kitchen with gas grill, stone sink, mini fridge, ice maker, dining table for eight people, two bioclimatic pergolas and additional space for socializing and sunbathing.

#### Additional info

Communication from the ground floor to the roof takes place by elevator or stairs.

Both villas are specific for the green roofs of the rooms and living room and on each of these roofs there is an olive tree surrounded by Mediterranean plants. Apart from being an aesthetically pleasing detail, green roofs also serve as thermal insulation of the rooms above which they are located, thus saving energy.

Access to elevators, electric car chargers and premises is via coded cards.

Floor heating is installed in the wellness area, living room, kitchen and en-suite bathrooms of the rooms.

Split Airport, distance 55,7 km Split Ferry Port, distance 39,1 km Omiš 14,1 km Makarska, distance 25,3 km

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