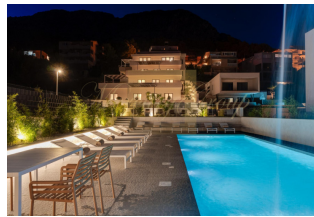




**Omiš, luxurious residential building with a swimming pool and a beautiful view of the sea**

*Croatia, Dalmatia*

<b>Price:</b>	<b>€ 4 560 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	11
<b>Number of rooms</b>	11
<b>Land area</b>	1107 m2
<b>Area</b>	938 m2
<b>Category</b>	For sale



Omiš, an extraordinary luxury house, situated on a spacious plot of 1107 m<sup>2</sup>, offers an impressive net usable area of 628.62 m<sup>2</sup>. Originally built in 2000, the house was completely reconstructed and modernized in 2024, using only the highest quality materials and equipment, which ensures a top standard.

The higher floors offer a wonderful view of the sea.

This spacious house consists of a basement, ground floor and three floors, where the ground floor and upper floors offer independent living units, and in the basement there is a garage for several cars.

Number of residential units:

A total of four luxury apartments—three apartments are three-bedroom, and one is two-bedroom with spacious terraces.

The building has a total of 11 bedrooms, 11 bathrooms, 4 kitchens and 4 living rooms.

All apartments are categorized with 4\*, ensuring maximum comfort and quality of stay. Possible categorization 5\*.

Communication: Vertical communication between floors is achieved by an elegant external staircase, which additionally ensures the privacy and independence of each living space.

The building has a technical room with a laundry of 40 square meters with a separate entrance.

Additional features:



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**Basement floor:** In the basement there is a garage with 4 parking spaces and covered parking for 4 cars, which enables safe and practical parking of your vehicles.

An installation for electric car chargers has been installed in the x4 trunk.

**Outdoor facilities:** On the south side of the house there is an auxiliary building, a beautiful swimming pool with a sunbathing area, a sauna and an outdoor summer kitchen. The auxiliary facility next to the outdoor kitchen has an open fireplace-grill, showers for the pool and a toilet, and below is the engine room and a 30 square meter storage room for equipment. The pool is salty with massage, counter-current swimming and a waterfall from the terrace above. These facilities are ideal for relaxing and enjoying gatherings with family and friends.

The facility also has a built-in installation for a 40 KW solar power plant and a 50,000 l underground rainwater tank with a system for irrigating all the greenery on and around the facility.

The house is located near Omiš, known for its beautiful beaches and picturesque landscapes. This extraordinary location offers the perfect combination of peace and proximity to urban amenities, creating an ideal environment for living or vacationing.

This is a unique opportunity to invest in a luxury property that offers everything you need for a comfortable life or a successful rental business.

Other information on request.

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