

## Omišalj, prvi red do mora, Omišalj, House



### Seller Info

Name: Sendi Vinski  
First Name: Sendi  
Last Name: Vinski  
Company Name: Sendi Real Estate  
Service Type: Selling and renting  
Additional Email: vinskisendi@gmail.com  
Website: <https://www.sendi-realestate.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Šetalište 13. divizije 21  
Mobile: +385 98 443 289  
Phone: +385 98 443 289  
About us: SENDI REAL ESTATE d.o.o.  
Šetalište 13. divizije 21  
51000 Rijeka  
Reg No.: 135/2020

### Listing details

#### Common

Title: Omišalj, prvi red do mora  
Property for: Sale  
House type: detached  
Property area: 220 m<sup>2</sup>  
Lot Size: 450 m<sup>2</sup>  
Bedrooms: 7  
Bathrooms: 6  
Price: 990,000.00 €  
Updated: Jul 31, 2024

#### Condition

Built: 1950  
Last renovation: 1990

#### Location

Country: Croatia  
State/Region/Province: Primorsko-goranska županija

City: Omišalj  
City area: Omišalj  
ZIP code: 51513

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 4

## Description

Description: If the sound of waves, romantic Kvarner sunsets, and the smell of the sea tickle your imagination, stop dreaming and come visit this beautiful, a villa bathed in the sea, put to the function of tourism and pleasure. The proximity to the sea is such that you can, with your favorite cocktail on the terrace, literally touch the sea. The ground floor serves as a well-established, superbly equipped restaurant and a beach bar with a nice terrace, and on the first floor there are five rooms with private bathrooms and balconies. The entire building is on a plot of 603 m<sup>2</sup>. and the object can be reached by car. There are four inside the complex parking spaces. During the renovation phase, in 1990, a lot was really replaced, including PVC windows, roof, installations, and all vital infrastructure. The separate building is currently intended for housing seasonal workers, with two separate rooms and a private bathroom. The installed solar system with a 500-liter tank greatly reduces overhead costs. Of course, this very well-established facility can be used repurpose, for those any purpose, including in a villa for personal use. This kind of facility is rarely offered, and I recommend it to those who they really know the true value of this position and the facility, which has been filled since April until October. CALL FOR MORE DETAILS DIANA KESER 098557619 Dear customers, in accordance with the Law on Brokerage in Real Estate, viewing the property is only possible with the signature of the Brokerage Agreement. According to the same, the buyer is obliged to pay the agency commission in case of purchase. ID CODE: 1264

## Additional contact info

Reference Number: 629984  
Agency ref id: 1264