

## IZVRSNA PRILIKA ODMAH KRAJ MORA!, Omiš, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	IZVRSNA PRILIKA ODMAH KRAJ MORA!
Property for:	Sale
Property area:	60 m <sup>2</sup>
Number of Floors:	4
Bedrooms:	3
Bathrooms:	3
Terrace area:	20 m <sup>2</sup>
Price:	210,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2015
Last renovation:	2023

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Omiš
City area:	Mimice
ZIP code:	21310



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Elevator:	yes
Energy efficiency:	A+

### Description

Description: We are pleased to offer for sale a spacious and luxurious apartment located in a modern building on the prestigious Omiš Riviera. The apartment stands out for its spaciousness, excellent location, and top-quality amenities, making it an ideal choice for personal use or as a tourism investment. Apartment Details: 60 m<sup>2</sup> of living space featuring an open-concept living room, dining area, and kitchen, with direct access to the pool and jacuzzi. One bedroom with a private en-suite

bathroom, plus an additional guest bathroom. A large 25 m<sup>2</sup> terrace offering panoramic views of the sea and the island of Brač. A 20 m<sup>2</sup> storage room with potential to be converted into an additional bedroom or office space. Three bathrooms, professional ventilation, and a built-in sound system. The apartment enjoys sunlight throughout the day, while the covered terrace provides shade and privacy. The building is close to main roads but elevated above them, ensuring peace and easy access. Building Amenities: Shared pool and jacuzzi, outdoor showers, barbecue, and two lounge areas. Elevator from the garage and reception area, with private parking in front of the building. Laundry room available for residents. Location: 60 m from the sea, with beaches that include dog-friendly zones, shallow areas for children, and a beach bar. Close proximity to Omiš (10 minutes), Brela (7 minutes), and Makarska (25 minutes). Split Airport is 55 km away (50-minute drive). Shops, restaurants, and cafes are within a few minutes' drive or walking distance. Excellent Investment Opportunity: With annual income ranging from €18,000 to €20,000 during the tourist season, the apartment presents a great investment opportunity. With minor additional investments, such as installing a private jacuzzi on the terrace or converting the storage room into a bedroom, annual income can be increased by an additional €5,000 to €6,000. A Rare Opportunity on the Market: This apartment is a rare find due to its original design as a hospitality space, resulting in greater spaciousness, a more open layout, and unique features that exceed the standard apartments in this price range. In accordance with the Croatian Real Estate Brokerage Act, real estate agencies are required to sign a brokerage agreement with the client before providing services, including property viewings. The brokerage agreement contains basic information about the property, brokerage terms, the commission fee payable to the broker, and other essential business conditions. Signing the agreement prior to the property viewing serves as legal protection for both the agency and the client, clearly defining the rights and obligations of both parties. Contact us for details, further information, or to schedule a viewing of this extraordinary property. Don't miss the opportunity to invest in luxury at one of the most desirable locations on the Croatian coast! Petra Pahor +385 91 302 2789  
petra.pahor@dogma-nekretnine.com ID CODE: ST3018

## Additional contact info

Reference Number: 661202  
Agency ref id: ST3018