



# Villa Maribella

OMIŠ

Croatia

Sotheby's  
INTERNATIONAL REALTY

# Villa Maribella



**LIVING AREA**  
**350 m2**



**PLOT SIZE**  
**510 m2**



**PRICE**  
**1.700.000 €**



**BATHROOMS**  
**5**



**ROOMS**  
**4**

**CONTACT**  
**Ivana Marković**

Grljevačka 2a, 21312 Podstrana  
m: 00385 (0)916027672  
info@sothebysrealty.hr  
www.sothebysrealty.hr

The inspiring villas Maribella are located in a peaceful village near Omiš and provide an ideal getaway the busy everyday life since they offer the absolute privacy and enjoyment of the Mediterranean ambiance enhanced by a panoramic sea view. This attractive location offers a wide range of activities and tourist facilities since it is only a few kilometers away from the picturesque town of Omiš, which is famous for its remarkable landscape, scenic coastline, and adrenaline activities (zip line, rafting, windsurfing, free climbing, hiking, trekking). At the same time, the UNESCO-protected town of Split is approximately 35 kilometers away, allowing you to easily access the largest Dalmatian city, widely known as one of the most attractive destinations in coastal Croatia. Each villa comprises a total living area of 350 square meters. The layout is designed to take advantage of the magnificent outdoor areas and stunning views of the Adriatic coast that can be appreciated from almost every corner of both houses. The dining room and inviting living room on the ground floor level complement a modern kitchen area. Four elegant double bedrooms are located on the first floor, and each one boasts an open sea view that won't leave you indifferent. The basement of villas offers plenty of options for entertainment and relaxation. It consists of a wellness area with a sauna and spa bathtub, a cinema and gaming room, and a wine bar. Villas boast enchanting courtyard areas, each with a heated swimming pool with a sun deck terrace and an outdoor kitchen with a dining area, ideal for al fresco gatherings with friends. Villas also offer an outdoor parking area for several vehicles. VILLA A: Living area: 350 m2 | Plot: 510 m2 | 4 bedrooms | 5 bathrooms | Price: 1.700.000,00 € VILLA B: Living area: 350 m2 | Plot: 545 m2 | 4 bedrooms | 5 bathrooms | Price: 1.700.000,00 € The villas are company-owned and can be purchased separately or together. The future owner can buy each villa as real estate, but it is also possible to buy a company. Modern interior design, enchanting sea and islands view, luxury amenities, and proximity to the picturesque beaches of the renowned Omiš Riviera are just some of the reasons for which villas Maribella represents a unique investment opportunity for investors...

## AMENITIES

Balcony ✓ Energy certificate ✓ Fitness ✓ Furnished ✓ Garden ✓ Parking ✓ Pool ✓ Sauna ✓ Seaview  
Terrace ✓



