



# Villa Adrielle

OMIŠ

Croatia

Sotheby's  
INTERNATIONAL REALTY

# Villa Adrielle



**LIVING AREA**  
**260 m2**



**PLOT SIZE**  
**650 m2**



**PRICE**  
**1.150.000 €**



**BATHROOMS**  
**6**



**ROOMS**  
**5**

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Located in an exceptional setting, right by the sea and a pebble beach, in a peaceful coastal village near Omiš, Villa Adrielle offers a rare opportunity to enjoy an authentic Mediterranean lifestyle with maximum privacy and direct access to the sea. Set on a 650 m<sup>2</sup> plot, Villa Adrielle features 260 m<sup>2</sup> of living space, thoughtfully designed for comfort and functionality. Every detail is crafted to enhance the coastal luxury experience. The main house consists of two separate apartments. The first apartment spans two floors and offers 110 m<sup>2</sup> of living space. It features a comfortable open-plan living area combining the living room, kitchen, and dining area, with direct access to a spacious terrace with a barbecue zone—perfect for relaxed outdoor gatherings. The apartment includes two bedrooms, two bathrooms, an additional guest toilet, a laundry room, and storage space, ensuring full functionality and comfort for extended stays. The second apartment, also arranged over two floors, comprises 100 m<sup>2</sup> of living space and includes a living room with a kitchen and dining area, two bedrooms, one bathroom, and an additional guest toilet. This apartment is further enhanced by two terraces offering spectacular sea views and an ideal setting to enjoy the Mediterranean climate. Adding to the villa's exclusivity is a separate seafront unit, designed as a two-level apartment. This space includes a kitchen, bedroom, bathroom, and a separate toilet. Perfect as a guest suite or independent studio, it ensures total privacy and direct, unobstructed access to the sea. The villa's outdoor area features a swimming pool with a sunbathing area, and parking for three vehicles, including one garage space and two outdoor parking spaces. Villa Adrielle's prime location, with immediate proximity to the sea and the beach and easy access to Omiš, Split, and essential amenities, makes it the perfect choice for those seeking tranquility, authenticity, and exclusivity in Croatia. Its unique layout and stunning setting also offer an exceptional investment opportunity with strong potential in the tourist rental.

## AMENITIES

Energy certificate ✓ Garden ✓ Parking ✓ Pool ✓ Seafront ✓ Seaview ✓ Terrace ✓

