

Villa Orizzonte

OMIŠ

Croatia | Sotheby's INTERNATIONAL REALTY

Villa Orizzonte

LIVING AREA
250 m2

PLOT SIZE
820 m2

PRICE
1.375.000 €

BATHROOMS
5

ROOMS
4

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Perched in an elevated, private position, this architect-designed villa offers contemporary design, complete privacy, and uninterrupted sea views. Set on an 820 m2 plot near Omiš, with 250 m2 of living space, the property has been thoughtfully designed to embrace its privileged hillside setting and the extraordinary Mediterranean landscape. Expansive glass walls, clean architectural lines, and carefully positioned terraces create a seamless connection between the elegant interiors and the natural environment, offering the relaxed character of Mediterranean living. The ground floor features a generous open-plan living space with a fully equipped kitchen with an island, dining area, and spacious living room with a fireplace. Expansive glass walls flood the space with natural light and connect it to the terraces. This floor also features one en-suite bedroom and a guest toilet. The upper floor features three elegant bedrooms, each with its own en-suite bathroom. The carefully considered layout provides excellent privacy, making the villa equally appealing as a permanent residence, a second home, or an investment opportunity with strong tourism potential. Outside, the property reaches its full expression with a heated infinity pool, positioned to capture the uninterrupted Adriatic panorama. Spacious terraces surround the villa, incorporating lounge areas and an outdoor dining setting that extend the living spaces into the open air. Elegant shade sails and sun protection keep the terraces comfortable throughout the day. Villa Orizzonte also features a comprehensive range of technical solutions for comfortable, efficient year-round use, including underfloor heating, an irrigation system for outdoor landscaping, and a video surveillance system. Offered fully furnished and equipped, the property is ready for immediate occupancy. It holds an existing four-star rental classification and license, providing the opportunity to continue an established tourist rental operation. Despite its secluded setting, the villa enjoys convenient access to the highlights of the Dalmatian coast. The historic town of Omiš and Makarska Riviera are within easy reach, while Split and its international airport provide convenient connections to major European destinations. Villa Orrizonte is a truly private Mediterranean sanctuary shaped around its surroundings. Its elevated position, unobstructed sea view, modern architectural design, exceptional outdoor living spaces, and established rental potential create a rare opportunity on the Dalmatian coast. For those seeking a property where architecture, priv...

AMENITIES

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







