



🏠 417 m<sup>2</sup> 📄 Makarska, Croatia 🏠 1 650 000 EUR / 41 266 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7561</b>	Price	<b>1 650 000 EUR / 41 266 500 CZK</b>
Address	<b>Makarska, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>417 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>516 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a newly built villa with swimming pool and panoramic sea views, located in a quiet area near the popular resort of Makarska. This elegant property has been designed with an emphasis on maximum comfort, modern design and first class materials, and thanks to its layout and location it represents not only an ideal place for a private stay, but also an exceptional investment opportunity.

The villa is set on a plot of 516 m<sup>2</sup> and offers a total usable area of 417 m<sup>2</sup>, spread over four floors. The architecture of the house cleverly works with the height distribution, thanks to which each floor offers unobstructed views of the sea and the surrounding countryside. The villa has two spacious roof terraces, one of 94 m<sup>2</sup> equipped with a Jacuzzi, summer kitchen and seating area, while the other terrace of 34 m<sup>2</sup> offers an outdoor barbecue area and an ideal space for evening moments overlooking the setting sun.

In the basement there are fully equipped facilities for relaxation and leisure - there is a sauna, home cinema, fitness room, utility room with heating system, bathroom, laundry room and storage. The ground floor of the villa consists of an entrance hall, modern kitchen with dining room, spacious living room with direct access to the terrace, bathrooms, pantry and a practical garage for two cars. The living area opens onto an outdoor terrace with sun loungers and a 40 m<sup>2</sup> swimming pool, which invites you to refresh yourself during hot summer days.

On the mezzanine floor is the first bedroom with en-suite bathroom and balcony. The first floor then offers two comfortable bedrooms with en-suite bathrooms, each offering plenty of space and privacy. The entire villa is equipped with air conditioning for efficient heating and cooling, intelligently designed lighting and carefully selected interior furniture that completes the atmosphere of a modern yet cosy home.

The villa is currently used for tourist rentals and boasts excellent reviews and high guest ratings. With its quiet location, elegant design and thoughtful layout, it is the perfect combination of a holiday property and a long-term investment. The beaches are located approximately 30 minutes walk from the house, the international airport in Split is 97 km away.