



330 m<sup>2</sup>

Makarska, Croatia

1 390 000 EUR / 34 701 350 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7464	Price	1 390 000 EUR / 34 701 350 CZK
Address	Makarska, Croatia	Type	Houses
Category	Villa	Usable area	330 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	514 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes

## About real estate

We offer for sale a unique house located in the first row by the sea, just 5 meters from the beach, in a picturesque and quiet area at the foot of the Biokovo mountain range. The house spans three floors and offers comfortable accommodation and beautiful outdoor spaces. On the ground floor, there is a one-room apartment with a private entrance and direct access to a spacious terrace with stone paving, facing south. The terrace features a barbecue and ample space for family gatherings or outdoor dining, with two large pine trees providing shade and a pleasant environment on hot summer days.

On the first floor, there is a large main apartment with a separate entrance. The apartment includes an entrance hall, a bathroom, two bedrooms (one with its own bathroom), and a spacious living room with a kitchen and dining area. From the living room, there is access to a terrace with an open view of the sea. On the second floor, there are two almost identical one-room apartments, each with a separate entrance. Each apartment consists of a bathroom, a bedroom, and a living room with a kitchen and dining area, with access to a south-facing terrace.

The property is in excellent condition, fully furnished, and equipped. The house's façade is clad in stone, and each room is air-conditioned. During the winter months, central heating is available. The house is surrounded by a well-maintained yard with cascading garden terraces and a rich variety of Mediterranean plants. At the top of the yard, there is a smaller stone house with a barbecue and wooden furniture for family dining and relaxation under the olive trees. The property also includes a parking area on a separate plot, just a few meters from the house.

Due to the large number of apartments, the property has not only the potential for use as a summer family oasis but also an attractive investment opportunity in the tourism sector. The house is located in an area with an excellent position that guarantees peace and privacy, while still being close to all the amenities needed for year-round living. The beach, restaurants, shops, and other services are easily accessible. The Biokovo mountain range, popular among tourists for its beautiful views and outdoor activities, is just a short distance from the house. This property is an ideal place for those seeking a combination of beautiful natural surroundings and comfortable living with excellent access to all necessary services.