



729 m<sup>2</sup>

Makarska, Croatia

3 300 000 EUR



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)  
+420 771 255 255

Order number	N7566	Price	3 300 000 EUR
Address	Makarska, Croatia	Type	Commercial
Usable area	729 m <sup>2</sup>	Energy performance of the building	G - Extremely uneconomical
Number of floors	4	Device	Yes

## About real estate

We offer for sale an exceptional investment apartment building located in a quiet part of Veliko Brdo, a popular residential area above Makarska, just 450 meters from the sea. The property offers breathtaking views of the sea and surrounding islands and represents an exceptional opportunity for those seeking a combination of luxurious surroundings and strong investment potential.

The property is situated on a plot of 776 m<sup>2</sup> and offers a total of 729 m<sup>2</sup> of living space, which is divided into two separate buildings with separate entrances. Each building has five apartment units, making a total of ten fully equipped and air-conditioned apartments, each with a spacious terrace and direct sea views. All apartments are sold fully furnished, ready for immediate use or rental. In the western part of the house, there are two smaller one-bedroom apartments in the basement, a spacious two-bedroom apartment with two bathrooms on the ground floor, and two one-bedroom apartments on the first floor. The eastern part offers the largest apartment in the entire building in the basement with three bedrooms and two bathrooms, and on the ground floor and first floor there are two apartments - one with one bedroom and the other with two. The second floor of both buildings is covered and ready for the construction of a roof penthouse with a large terrace and beautiful views.

The outdoor area is dominated by a large 11 × 6 meter infinity pool, a hot tub, and guest facilities including an outdoor kitchen, bar, dining area, and sun loungers for up to thirty people. The basement of the building also features a sauna, gym, entertainment room, and another smaller apartment suitable for staff, for example. The house has 12 outdoor parking spaces. Given its location and established short-term accommodation business, this property represents a stable investment with high yield potential.

The Veliko Brdo area is unique for its combination of tranquility, views, and close proximity to the town of Makarska. It is located at the foot of the Biokovo Nature Park, which forms a picturesque backdrop to the entire area and provides easy access to all the town's amenities, from restaurants and shops to schools and medical facilities. Thanks to its atmosphere, modern infrastructure, and attractiveness to tourists and investors, Makarska is one of the most sought-after places on the Croatian coast. This investment apartment building is an ideal choice for entrepreneurs in the tourism industry and for those interested in a multi-generational recreational property in an exclusive location with above-standard amenities. For more information or to arrange a viewing, please do not hesitate to contact us.