



380 m<sup>2</sup>

Makarska, Croatia

1 450 000 EUR / 35 271 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7453	Price	1 450 000 EUR / 35 271 250 CZK
Address	Makarska, Croatia	Type	Houses
Category	Family House	Usable area	380 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	433 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Parking	Yes	Swimming pool	Yes

## About real estate

We offer for sale an apartment house with three separate units, designed for comfort and flexible use – ideal as a private residence or tourist rental property.

The dominant feature of the house is a duplex apartment occupying the ground floor and first floor. It has four bedrooms, four bathrooms, and a bright living area with a kitchen that opens onto a spacious terrace with a pool, relaxation area, and breathtaking sea views.

On the first floor, there is a unit ready for completion according to your own ideas. The layout includes a bedroom, bathroom, living room with kitchenette, and a balcony facing the sea—ideal for guests or as an investment opportunity.

On the second floor is an elegant apartment with three bedrooms, two bathrooms, an open-plan living area with kitchen, and access to a balcony with stunning views.

The property is equipped with modern technology. Underfloor heating is installed throughout the building, ensuring a pleasant climate throughout the year. Air conditioning in all rooms allows individual temperature control according to the needs of users. Electric blinds and security entrance doors are a matter of course. Each residential unit has its own energy meters, which allows for transparent operation and easy billing. There are six outdoor parking spaces and two spacious cellars with a total area of 40 m<sup>2</sup> in the basement. The area offers a perfect balance between the natural environment and access to all city services.

Thanks to its elevated position, it offers unobstructed panoramic views of the Adriatic Sea, while the surrounding countryside ensures peace and quiet. Beautiful beaches, hiking trails and the Biokovo Nature Park are all in the immediate vicinity, making the location ideal for both recreation and an active lifestyle.