



280 m<sup>2</sup> Makarská, Croatia 1 200 000 EUR / 29 310 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7501</b>	Price	<b>1 200 000 EUR / 29 310 000 CZK</b>
Address	<b>Makarská, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>280 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>370 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale an exclusive holiday villa with breathtaking panoramic views of the crystal-clear Adriatic Sea, located in a highly attractive area near Makarska, and within close proximity to the towns of Omiš and Split. Situated on a south-facing hillside, this elegant property stands out with its high-end comfort, modern interior, and stylish design. The villa provides the perfect blend of Mediterranean lifestyle, privacy, and stunning coastal views, making it an ideal choice for a luxurious vacation retreat or a high-potential rental investment.

Spread across three levels, the villa features five spacious bedrooms, five bathrooms, a separate guest toilet, an outdoor swimming pool, and well-appointed terraces with a barbecue area. The property also includes two garages, outdoor parking, numerous balconies, and partially covered terraces, all designed to offer relaxing sea views.

The basement serves as a technical and parking area, with two garages and outdoor spaces. The ground floor includes a bright living room connected to a dining area and a fully equipped kitchen, with direct access to the terrace and pool. This floor also hosts one bedroom, a bathroom, and a separate toilet. On the first floor, there are four comfortable bedrooms, each with its own en-suite bathroom and a private balcony, ensuring maximum privacy and comfort for all guests.

The villa is being sold fully furnished – with high-quality furniture, modern appliances, LED lighting, an automatic cooling system, and other features that highlight the luxurious character of the property.

One of the major advantages of this villa is its location – offering a pleasant Mediterranean climate, proximity to beautiful sandy beaches, and excellent accessibility. The center of Split is approximately 50 km away, and Split International Airport about 70 km. The surrounding area offers all necessary amenities as well as opportunities for sports, leisure, and fine dining.

This property is a rare opportunity for those seeking a combination of modern comfort, stunning nature, and a highly desirable Mediterranean destination.