



400 m<sup>2</sup> Makarska, Croatia 1 980 000 EUR / 47 995 200 CZK



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	<b>N7615</b>	Price	<b>1 980 000 EUR / 47 995 200 CZK</b>
Address	<b>Makarska, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>400 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>502 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>4</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We exclusively offer for sale an attractive, newly built villa in a picturesque location in central Dalmatia, near the popular town of Makarska. The property stands out for its unique location and amenities that provide maximum comfort and luxury. The open view of the azure sea and the scent of the pine forest contribute to the perfect atmosphere, ideal for relaxation and rest.

The villa with a total surface of 400 m<sup>2</sup> consists of four floors: ground floor, first floor and two basement floors.

The ground floor includes a modern kitchen equipped with the latest appliances, a dining room and a spacious living room with direct access to the terrace. On the terrace there is a heated outdoor swimming pool, sun terrace and barbecue area with outdoor dining area - the perfect place for socialising and relaxing.

On the first floor there are three comfortable bedrooms, each with en-suite bathroom and access to a balcony, which offers spectacular views of the sea and the adjacent islands.

On the first basement floor there is a gym, swimming pool, sauna and bathroom. The second basement floor is dedicated to entertainment and relaxation with a large indoor pool and jacuzzi.

The whole house is equipped with only the best materials and modern furniture, is fully air-conditioned and is sold fully furnished, ready to move in immediately.

On the fenced plot of the villa there is a parking space for several vehicles. To the side of the house there is a practical studio apartment with a separate entrance, which can serve as a laundry room, pantry or guest room.

With its excellent location, outdoor and indoor pool and high quality amenities, the villa is ideal not only for personal use but also as a tourist rental investment that can be used all year round.