



280 m<sup>2</sup> Makarská, Croatia 1 200 000 EUR / 29 088 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7808</b>	Price	<b>1 200 000 EUR / 29 088 000 CZK</b>
Address	<b>Makarská, Croatia</b>	Type	<b>Houses</b>
Category	<b>Family House</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>	Device	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

An exclusive holiday villa is for sale in the Makarska area, near the towns of Omiš and Split on the Croatian coast. The villa is situated on the south side, offering breathtaking panoramic views of the crystal clear sea. It combines a modern interior, elegant design, and the highest level of comfort, creating the ideal environment for a luxurious Mediterranean vacation.

The property was built on three floors and features thoughtful details, high-quality building materials, and state-of-the-art technical equipment. The villa has five spacious bedrooms, five bathrooms, and one separate toilet. It also includes a swimming pool, outdoor seating area with barbecue, two garages, parking spaces, and several open and covered terraces and balconies.

The basement has two garages and part of the outdoor parking area.

The ground floor consists of a spacious living room designed for socializing, a dining room, and a kitchen with direct access to the terrace with a swimming pool. There is also one bedroom, a bathroom, and a toilet. The entire house is fully air-conditioned.

On the first floor, there are four spacious bedrooms, each with its own bathroom and private balcony.

The villa is sold fully equipped and furnished, including quality furniture, appliances, LED lighting, flat-screen TVs, and an automatic cooling system.

Thanks to its southern orientation, Mediterranean climate, sea views, and proximity to sandy beaches, this property represents a unique opportunity for comfortable living or rental investment.

The distance to the nearest major city of Split is approximately 50 km, and to Split Airport approximately 70 km.