



400 m<sup>2</sup> Makarska, Croatia 1 980 000 EUR / 48 361 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7608</b>	Price	<b>1 980 000 EUR / 48 361 500 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>5 and more rooms</b>	Land area	<b>567 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>
Garage	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

In exclusive representation we offer for sale a newly built modern villa located in an attractive area near the town of Makarska. This elegant villa is located in an exceptionally quiet location with open panoramic views of the sea and surrounding islands. High quality construction, carefully selected materials and attention to detail create a harmonious environment for a luxurious stay in all seasons.

With a total usable area of 400 m<sup>2</sup>, the villa is spread over four levels. On the ground floor, there is a bedroom with en-suite bathroom, a kitchen connected to the dining room and a spacious living room with direct access to the terrace - ideal for morning coffee or evening relaxation overlooking the sea. On the first floor there are three comfortable bedrooms, each with en-suite bathroom and access to the balcony, from where you can enjoy a magnificent view of the sea and the coast of the Makarska Riviera.

From the ground floor, stairs lead to two floors in the basement, which are mainly used for relaxation and entertainment. The first level offers a fitness area, sauna, bathroom and an indoor relaxation area with direct access to the terrace connected to the outdoor heated pool and sun loungers. One floor below is a large indoor swimming pool, jacuzzi and another wellness area, ideal for the winter months or an evening relaxing in complete privacy.

The entire house is fully air-conditioned, equipped with modern furniture and is being sold fully furnished. The exterior is complemented by a beautifully landscaped, fenced garden with outdoor dining area, barbecue and sun terrace. There is parking for several vehicles at the side of the house and there is an entrance to the one-car garage at the side of the property.

With its attractive location, extensive spa facilities and a combination of indoor and outdoor swimming pool, this property is ideal for private use as well as a highly attractive investment in tourist rentals - both during the summer season and outside.

The Makarska Riviera is one of the most sought-after areas in Croatia and connects the Biokovo Mountains with the turquoise Adriatic Sea, offering an ideal environment for relaxation and an active lifestyle. The villa is situated in a quiet location with excellent access to the centre of Makarska, where all amenities are located - restaurants, shops, cafes and the marina. Thanks to the fast connection to the main roads, it is possible to comfortably reach the Split airport, which is approximately 90 minutes away.