350 m²   Makarská, Croatia   1 100 000 EUR / 27 098 500 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**N7418**	Price	**1 100 000 EUR / 27 098 500 CZK**
Address	**Makarská, Croatia**	Type	**Houses**
Category	**Villa**	Usable area	**350 m²**
Number of rooms	**5 and more rooms**	Land area	**400 m²**
Energy performance of the building	**G - Extremely uneconomical**	Number of floors	**3**
Parking	**Yes**	Garage	**Yes**
Terrace	**Yes**	Swimming pool	**Yes**

About real estate

We are pleased to offer for sale a modern luxury villa located in a highly attractive area of Makarska, near the city of Split. The property is part of a newly built complex consisting of four independent villas. Each villa is fully detached, fenced, and situated on its own private plot, successfully combining traditional Mediterranean charm with the highest standards of contemporary living. Exceptional architectural design, premium construction materials, meticulous attention to detail, and full technical amenities make this villa an ideal home for even the most demanding clients.

The villa is spread over three levels – basement, ground floor, and first floor – and offers a generous 400 sqm of living space. It boasts open, unobstructed views of the sea and surrounding islands on one side, and the majestic Biokovo mountain range on the other. The layout has been thoughtfully designed to meet the highest expectations, including two fully equipped kitchens, two spacious living rooms, four elegant bedrooms, seven bathrooms, a sauna, gym, outdoor swimming pool, garage, garden with barbecue and comfortable seating area, and several terraces and balconies, many of which offer spectacular views of the Adriatic coastline.

The basement level features a fully furnished living room with kitchen and dining area, a bathroom with washing machine, a sauna with an adjoining bathroom, a modern fitness room, two smaller storage rooms, and a technical utility room. A stone staircase leads to the ground floor, which includes the main entrance to the villa and an automatic garage for two vehicles. This level also offers a spacious living area with kitchen and direct access to a sea-view terrace, as well as an additional bathroom with a shower.

The first floor serves as a private sleeping area with four modern bedrooms, each with an en-suite bathroom. All bedrooms are furnished with high-end double beds and quality branded mattresses to ensure maximum comfort. Three of the bedrooms open directly onto a terrace with stunning views of the sea and surrounding landscape.

The entire interior is air-conditioned, with eight independent air conditioning units throughout the house. All bathrooms are equipped with underfloor heating. Flooring consists of high-quality wooden parquet in the living areas and ceramic tiles in the common areas and basement. Thanks to expansive glass walls, the villa is filled with natural light throughout the day, while blackout curtains provide privacy and comfort when needed. Naturally, the villa also includes high-speed wireless internet, cable television, and seven smart TVs located throughout the living rooms, bedrooms, and fitness area.

Although the four villas are located next to one another, each property offers complete privacy and peace, thanks to smart positioning and secure fencing. The villa is being sold fully furnished, including designer furniture, top-tier appliances, and a fully equipped and landscaped outdoor space.

This exceptional property is a perfect choice for anyone seeking luxurious coastal living with outstanding accessibility. The sea is just 1,500 meters away, the city of Split is 40 kilometers away, and Split International Airport is approximately 70 kilometers from the villa. Thanks to its modern architecture, southern orientation, Mediterranean climate, and proximity to beautiful beaches, the villa is equally well suited for personal use or as a highly profitable investment in short-term holiday rentals.