



150 m<sup>2</sup> Makarska, Croatia 1 100 000 EUR / 26 686 000 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>N7407</b>	Price	<b>1 100 000 EUR / 26 686 000 CZK</b>
Address	<b>Makarska, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>150 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>416 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale an exclusive two-story villa with breathtaking views of the crystal clear waters of the Adriatic Sea. This elegant property is located on the south side of the coast, in a quiet area between the towns of Omiš and Makarska, just 50 km from the historic center of Split.

The villa stands out for its modern architectural style, high comfort, and attention to detail. It is built from the highest quality materials, has excellent thermal and sound insulation, and offers the perfect combination of Mediterranean lifestyle and the latest technology. It is ideal for family living or as an investment opportunity with excellent tourist potential.

The layout of the house includes two separate units, each with its own living area, kitchen, and outdoor terrace. In total, there are four spacious bedrooms, two modern bathrooms with showers, two fully equipped kitchens with dining areas, and two comfortable living rooms. The entire property is air-conditioned.

The outdoor area is perfectly suited for relaxation and social activities – a garden with olive trees and a children's playground, a heated saltwater pool with views of the islands, elegant garden furniture, a modern outdoor kitchen, and a barbecue area. There is also private parking for three vehicles.

The villa is sold fully equipped and furnished – including appliances, LED lighting, flat-screen TVs, automatic cooling system, glass railings, and designer ceramics. The property is ready for immediate use or rental.

This exceptional property is located in one of the most sought-after areas of the Croatian coast – between the towns of Makarska and Omiš, within easy reach of Split. The region is renowned for its Mediterranean climate, beautiful beaches, crystal-clear sea, and views of the surrounding islands.

Thanks to its southern orientation, you can enjoy the sun all day long. There are many hidden coves, sandy beaches, and traditional restaurants in the vicinity. The location offers an ideal combination of tranquility and excellent accessibility – 50 km from Split and 70 km from the international airport. The location is ideal for lovers of nature, water sports, and cultural activities.