



350 m<sup>2</sup> Makarská, Croatia 850 000 EUR / 20 931 250 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7510</b>	Price	<b>850 000 EUR / 20 931 250 CZK</b>
Address	<b>Makarská, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>350 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>652 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We are offering for sale holiday villa located in a highly attractive area on the southern coast, featuring open sea views and immediate proximity to the beach. The villa is situated in a peaceful setting, surrounded by mature greenery, fruit orchards, and beautifully maintained flower gardens, providing both privacy and natural shade. Built across three levels, the residence offers superior comfort, including air conditioning, solar panels, and a central water heating system with low operating costs. The interior layout includes a total of five bedrooms, seven bathrooms, spacious living areas, a gym, sauna, heated swimming pool, and a hot tub. A stylish tavern with a fireplace is ideal for preparing traditional Mediterranean cuisine, while the property also features a lounge and generous terraces and balconies overlooking the sea.

The basement comprises two bedrooms, four bathrooms, a living room with kitchen, one balcony, a gym, sauna, and tavern. On the ground floor, there is a living room with kitchen, one bathroom, two balconies, and an open, partially covered terrace offering uninterrupted sea views. The first floor features three bedrooms, two bathrooms with underfloor heating, two balconies, and a large terrace facing the sea. The villa is fully furnished and equipped with an emphasis on quality, functionality, and aesthetic design. Additional highlights include a heated and cooled outdoor swimming pool, a hot tub for relaxation, and a spacious outdoor tavern perfect for social gatherings and family celebrations. Private parking is available on the premises, with capacity for up to five vehicles.

Thanks to its southern orientation, pleasant Mediterranean climate, energy-efficient technologies, and close proximity to popular tourist destinations, the villa is ideal both as a private holiday residence and as a premium rental investment. The surrounding area offers numerous beaches, restaurants, cafés, and towns of historical and cultural significance – including Split (54 km) and other UNESCO-protected sites. Split Airport is located 67 km away.