



400 m<sup>2</sup>

Makarska, Croatia

1 550 000 EUR / 37 758 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7491	Price	1 550 000 EUR / 37 758 000 CZK
Address	Makarska, Croatia	Type	Houses
Category	Villa	Usable area	400 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	515 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Partly	Parking	Yes
Terrace	Yes	Swimming pool	Yes

## About real estate

We offer for sale a unique house with a swimming pool, situated at the foot of the Biokovo Mountains, an exclusive location near Makarska, Croatia. The house offers unobstructed panoramic views of the Adriatic Sea. This timeless villa with a total living area of 400 m<sup>2</sup> is set on a plot of 515 m<sup>2</sup> and is spread over three floors, divided into two separate residential units.

The main part of the house features an open-plan modern kitchen with a dining area and an elegantly designed living room that flows seamlessly into the terrace, swimming pool, and summer kitchen with barbecue—the ideal place for private relaxation or stylish entertainment. The ground floor also includes a space ready for the installation of a sauna. On the first floor of this unit are three comfortable bedrooms, each with its own en-suite bathroom and direct access to a balcony with sea views.

The second unit, located on the third floor, offers another kitchen, dining room, living room, and a spacious 38 m<sup>2</sup> terrace – ideal for private use or as a guest apartment.

The entire villa is sensitively set in the surrounding natural environment and is characterized by an emphasis on privacy, sophisticated design, and maximum comfort. Just 400 meters from the azure sea and pebble beaches, in a quiet and sought-after residential area, yet only 13 kilometers from the vibrant center of Makarska.

This property represents an ideal combination of a private summer retreat and an investment opportunity in the luxury rental market.