



**Makarska, new villa with pool,  
panoramic sea view**

*Croatia, Dalmatia*

|                        |                  |
|------------------------|------------------|
| <b>Price:</b>          | <b>€ 675 000</b> |
| <b>Object type</b>     | House            |
| <b>Market</b>          | New building     |
| <b>Year built</b>      | 2023             |
| <b>Bedrooms</b>        | 3                |
| <b>Number of rooms</b> | 3                |
| <b>Land area</b>       | 320 m2           |
| <b>Area</b>            | 227 m2           |
| <b>Category</b>        | For sale         |



**Makarska, elegant newly built villa with pool and panoramic sea view**

In nature, a double building was built, which is divided into two separate functional units. It extends over three residential floors, and in front of the building there is a large terrace, a pool and a fireplace, and it has two parking spaces in front of the building.

Total area of 227 m2, consisting of: ground floor and two floors with a spacious partially covered terrace, decorated paved terrace with swimming pool, sun deck. It has a total of 3 bedrooms, each with its own bathroom, a summer kitchen at the top of the building and a terrace with a beautiful view.

There is uncovered parking for two cars in front of the building.

The ground floor consists of a spacious living room and dining room with an open space concept, a kitchen, a storage room, a shared toilet, and a staircase leading to the first floor, and in front of the building is a terrace with a swimming pool and a sun deck.

On the first floor there are three comfortable bedrooms, each with its own en-suite bathroom and toilet, two of which are facing south, and one of them has its own comfortable balcony.

On the upper floor, on the second floor, there is a summer kitchen with a dining room, a bathroom with a toilet and a spacious partially (half) covered terrace with a phenomenal view of the sea and the bay.

The building is south-facing, and large glass walls and a glass fence on the terraces have been installed to ensure additional transparency, a source of sunlight and an unobstructed view of the sea.



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TEL./VIBER/WHATSAPP:  
+ 37129642499

All rooms in the villa are air-conditioned, underfloor heating in the bathrooms, external aluminum shutters with three-layer glass, automated blinds on the windows, high-quality parquet and ceramics inside and outside the building, a fence around the building, gutters in the facade,... In the yard of this villa there is a swimming pool measuring 29 m<sup>2</sup> with a sunbathing area, where there is an outdoor heated shower.

The house is finished and ready for occupancy this spring 2024 and represents an excellent investment.

A comfortable living room with a dining room of 53 m<sup>2</sup> with large glass walls, exit to the terrace and a view of the sea, comfortable rooms with bathrooms, a spacious terrace with an unobstructed view of the sea, and in front of the house there is also a swimming pool with a sunbathing area.

The villa is located in a quiet location 1.5 km from the sea and all the necessary facilities are nearby. Makarska is 60 km from Split, connected to the A1 highway (Zagreb-Dubrovnik) by a tunnel through Biokovo.

The building is located a few minutes by car from the beach, waterfront and promenade with numerous catering facilities. This beautiful villa is ideal for anyone who wants peace and privacy in a beautiful and modern environment. Great atmosphere, luxuriously equipped house are an ideal combination for a pleasant vacation.

For any additional information, I am at your disposal at the mentioned contacts.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mggroup.lv