



Gradac, a unique villa with a sea view

Croatia, Dalmatia

Price:	€ 1 520 000
Object type	House
Market	New building
Year built	2024
Bedrooms	6
Number of rooms	6
Land area	511 m2
Area	349 m2
Category	For sale



Gradac, Makarska Riviera

Urban villa for sale with a beautiful view in an attractive location only 150m from the sea. It consists of a basement garage and two residential units. Each apartment has three bedrooms, three bathrooms and a covered terrace. There is a swimming pool in front of the villa. Modern garden with all accompanying contents.

The villa is under construction. It is done according to modern construction standards and modern decoration.

- 2 separate apartments
- * basement with garage
- * swimming pool
- * covered terraces
- * beautiful garden
- - planned installation of a heat pump for winter heating
- - solar panels for hot water
- - The area of usable residential space is net 314m2. -
- The entire plot is 511m2
- - Yard 358 m2
- - Swimming pool 40m2
- APARTMENT 1 (GROUND FLOOR)
- * entrance space 3.16m2
- * WC 2.52m2
- * kitchen, dining room, living room 43.25m2
- * hallway 8.61m2
- * bedroom 13.37m2
- * bathroom 3.83m2



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- * bedroom 12.63m²
- * bathroom 3.84m²
- * bathroom 3.93m²
- * bedroom 12.03m²
- * covered balcony 0.5*8.39=4.2m²
- * TOTAL net living space 111.37m² COMMON ROOMS
- * staircase 11.41m² * covered entrance 0.5*7.75=3.88m²
- APARTMENT 2 (1ST FLOOR)
- * entrance space 3.16m²
- * WC 2.52m²
- * kitchen, dining room, living room 42.86m²
- * hallway 8.61m²
- * bedroom 13.37m²
- * bathroom 3.83m²
- * bedroom 12.63m²
- * bathroom 3.84m²
- * bathroom 3.93m²
- * bedroom 12.03m²
- * covered balcony 0.5*8.39=4.2m²
- * TOTAL net living space 110.98m² COMMON ROOMS
- * staircase 11.41m²

- Today, Gradac is a well-known tourist destination with all the necessary catering and tourist facilities, as well as numerous ways to relax, rest and recreate. - distance from the sea 150m - each apartment has 3 rooms - each room has its own bathroom - modern construction - swimming pool An excellent opportunity for tourist and business potential in terms of rental and tourist activities.
- For all other information on request.

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