



**Makarska, two-room apartment 75.2 m<sup>2</sup>, garden, storage and P place**

*Croatia, Dalmatia*

<b>Price:</b>	<b>€ 302 625</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2025
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Area</b>	87 m <sup>2</sup>
<b>Category</b>	For sale



A comfortable two-room apartment on the 1st floor with a total usable area of 75.2 m<sup>2</sup>, consists of: two bedrooms, a living room, a kitchen with a dining room, a bathroom, a corridor and a covered balcony, and as part of the apartment there is a storage room in the basement, an external parking space.

The total area is 75.2 m<sup>2</sup>, of which the closed residential useful area of the apartment is 61 m<sup>2</sup> with a covered balcony area of 14.25 m<sup>2</sup>. An addition to the apartment is an outdoor parking space of 13.5 m<sup>2</sup>, a storage room in the basement of 3.6 m<sup>2</sup>, and a garden of 73.8 m<sup>2</sup>, which gives a total net usable area of 87.7 m<sup>2</sup>.

One outdoor parking space in front of the building is included in the price.

South orientation (south-east) with plenty of light and sunshine in good weather, and the distance from the sea is 1 km.

High-quality construction and used equipment, energy efficiency meets high standards, the highest quality materials are used in construction:

- The floors are 1st class oak parquet on the floor in the rooms, corridors and living room with a threshold made of white solid wood with the option of choosing the parquet by the customer within the same price range.
- High-class ceramic tiles on the floor in the kitchen and bathroom with underfloor heating installed.
- Complete bathroom equipment, toilet bowl, shower cabin, bathroom cabinet, mixer for water in the bathtub and sink.
- glass balcony fence made of laminated safety glass 16 mm thick



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- Entrance burglar-proof, fire-proof and smoke-proof doors
- Electric boiler for heating water
- 3.5 kW inverter air conditioner in the living room, prepared installations in the other rooms • Video intercom with the possibility of digital entry via card
- 1st class internal room door, white color and straight, modern lines • 1st-class exterior shutters with triple-glazed windows and a balcony wall with a lift-and-slide mechanism, and built-in blinds with electric control in the living room.
- The property will be built in the A category of the energy certificate in accordance with the standards.

The buyer is exempt from paying real estate sales tax, the seller is a company in the VAT system.

Planned completion of works and moving in 07/2025.

Makarska is a charming town in Dalmatia, 60 km from Split as the seat with an airport, connected to the A1 highway (Zagreb-Dubrovnik) by a tunnel. The building is located a few minutes by car from the beach, waterfront and promenade with numerous catering facilities.

For more information, I am at your disposal at the mentioned contacts

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