



**Makarska, Veliko Brdo, luxury villa,
 newly built with a swimming pool on
 the roof**

Croatia, Dalmatia

Price:	€ 1 390 000
Object type	House
Market	New building
Year built	2024
Bedrooms	4
Number of rooms	4
Land area	338 m2
Area	450 m2
Category	For sale



LUXURY VILLA WITH PERFECT SEA VIEW, PANORAMIC ELEVATOR AND "INFINITY" POOL ON THE ROOF.

DESCRIPTION OF THE FACILITY:

The villa extends over a total of three floors, which are interconnected by a panoramic elevator and a staircase. There are four parking spaces in the building's yard.

The layout of this building is an ideal opportunity for the future owner, because it offers the following possibilities;

- exclusive tourism (rental of the entire facility)
- a combination of exclusive tourism with separate

1st floor of the villa for the owner himself,

On the ground floor of the building, separated by a separate entrance, there is a spacious, modern Dalmatian tavern with a large built-in fireplace. Directly next to the tavern there is an area with a technical part and storage.

To the left of the main entrance is a hallway with a laundry room, three bedrooms; each with its own bathroom and terrace.

On the first floor of the house is a one-room apartment of 144.50 m2, which consists of a living room with a



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kitchen, a bedroom, a bathroom and two spacious terraces.

The second floor of the villa is designed as a party room, in which there is a luxuriously equipped living room with a kitchen, a bathroom and a covered terrace.

On the third floor of the villa there is a sunbathing area and an infinity pool of 25 m², from which there is a fantastic view of the sea, Makarska, the islands and the mountain Biokovo.

VILLA EQUIPMENT:

The complete building is built of the highest quality materials, and is sold fully equipped with the option of buying it without furniture;

PVC openings, glass railings on the terraces and internal staircase, ceramic floors, bathrooms equipped with sanitary ware (GROHE, GEBERIT) and underfloor heating, floor air conditioners (MITSUBISHI) in all rooms, water and electricity supply on all terraces as well as built-in awnings with remote control management.

What further decorates this villa are numerous, modern lighting fixtures in all rooms of the house as well as in the garden of the building itself.

At a distance of 1.5 km from the attractive beach "Cvitačka", above Makarska, in the area of Veliko Brdo, this luxurious villa is located, which offers the future owner a perfect location, privacy, peace, unobstructed and "eternal" view of the sea and the city.

The yard of the complete building is surrounded by natural vegetation; to the west of the house there are olive groves, and the rest of the house is decorated with pine trees, palm trees and other local plants.

In the high-rob-bau phase, the potential buyer is given the opportunity to participate in the selection of equipment and the completion itself, which is planned for the end of 2024.

For all other information on request.

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