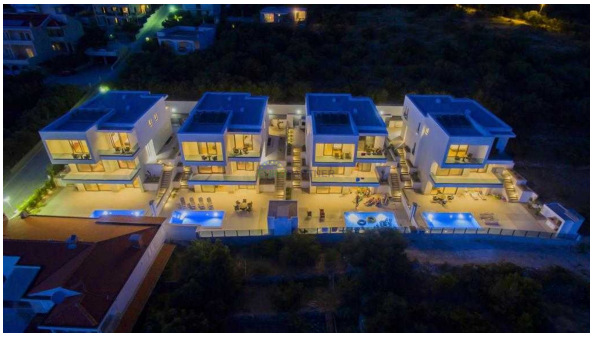
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Code :	00045
Location :	Makarska
Building area :	350 m2
Land area :	420 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	7
Distance from the center :	1.5 km
Distance from the sea :	1 km

Price : 1.250.000 €

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	A+
Year of construction :	2016
Condition :	Newly built

AREAS & SPACES

Storage room :	Yes

AMENITIES

Sea view :	Yes
Terrace :	Yes
Number of parking spaces :	4
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

The beautiful, luxury villa complex is located in the town of Makarska. It consists of 3 identical, newly built luxury villas.
Each villa is positioned on a separate plot, as a detached house, independent of the other villas. The area of

each villa is on average around 350 m2 (basement, ground floor and first floor), and the surface of the related plot is about 420 m2.
All villas have a fantastic view of the sea on one side and on the other to

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magically beautiful mountain of Biokovo.
The whole complex is carefully designed and fully equipped with all the top quality facilities and equipment necessary for living, as well as numerous additional benefits.
Each villa has an aesthetically nice courtyard with a pool and outdoor fireplace. All villas have 2 parking spaces in the garage, 4 bedrooms, 6 bathrooms, 7 toilets, private sauna, a dining room, 2 kitchens and a swimming pool.
In the basement there is a large furnished living room with kitchen equipped with all appliances, bathroom with washing machine, sauna with bathroom, gym, two smaller rooms for storage and boiler room with heating and cooling systems.
Staircase lined with stone leads to the ground floor where is the main entrance to the villa and automated garage for two vehicles. The ground floor of the villa consists of a second, equally large furnished living room and kitchen with terrace and sweeping views of the sea and islands, and a bathroom with shower. Four bedrooms are located on the floor of the villa, and each one has its own bathroom which are equipped with top quality furniture and materials, as well as the entire interior. Three bedrooms have a terrace with a beautiful view.
It is important to note that the air conditioning system covers the entire interior of the building, and the bathrooms have underfloor heating.
Rooms and living room on the ground floor has oak parquet floors, a living room and kitchen on the ground floor have floor tile. Sunlight reaches the interior of the room throughout the day due to the large glass walls that are built on open villa, and if necessary, it is possible to darken the room sunblock curtains. Houses are for better insulation coated with a 10 cm thick layer of glass wool under the outside of the facade.
The villas have wireless Internet access and cable programs on seven TV (in living rooms, bedrooms and the gym). Although located next to each other, the villas have ensured privacy and discretion.
Very high quality of construction!