

**EURO PARTNER**

Mate Vlašića 20, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00073
<b>Location :</b>	Makarska
<b>Building area :</b>	243.7 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	3
<b>Floor :</b>	Penthouse
<b>Distance from the center :</b>	2 km
<b>Distance from the sea :</b>	1 km

**Price : 1.000.000 €**

**BUILDING**

<b>Number of rooms :</b>	4
<b>Number of floors :</b>	1
<b>Energy class :</b>	A+
<b>Year of construction :</b>	2022
<b>Condition :</b>	Newly built

**AMENITIES**

<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	2

**HEATING & COOLING**

<b>Central heating (electricity) :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

We mediate in the sale of villas with a swimming pool with an open view of the sea, the city of Makarska and the islands. The villas are located in an attractive location, which is 1,000 m from the sea and the beach, and 2,000 m from the center of Makarska.

The location is surrounded by olive groves and pine forest (the surrounding area is not under construction), and will provide the future owners with the necessary peace for a real vacation.

The villas are an integral part of two symmetrical buildings with their own entrance. Each villa consists of 4 floors (basement, ground floor, 1st and 2nd floor).

In the basement of the villa there is a garage, a laundry room, a fitness center and a bathroom.

**EURO PARTNER**

Mate Vlašića 20, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402

---

On the ground floor of the villa there is a sleeping area with 3 bedrooms each with attached bathrooms and a balcony.

On the 1st floor of the villa is the living area, which includes a kitchen with a dining room and a living room, a toilet and a balcony.

On the 2nd floor of the villa there is a spacious terrace with a sunbathing area and a swimming pool, from which there is an open view of the city, the sea and the islands.

The highest quality materials will be used in the construction of villas, which guarantees the quality and durability of the building.

Complete documentation and paperwork are in order, 1/1.

**FACILITY B**

S1 villa with an area of

272.08 m<sup>2</sup> = 1,000,000 EUR

S2 villa with an area of

272.95 m<sup>2</sup> = 1,000,000 EUR