



## listing



### Ügynök információ

|            |                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------|
| Név:       | ArKadia                                                                                          |
| Cégnév:    |                                                                                                  |
| Ország:    | United Kingdom                                                                                   |
| Telefon:   |                                                                                                  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                  |
|-----------|------------------|
| Ingatlan: | Eladó            |
| Ár:       | USD 2,356,973.21 |

### Elhelyezkedés

|                        |                |
|------------------------|----------------|
| Ország:                | Croatia        |
| Állam/Régió/Tartomány: | Split-Dalmatia |
| Város:                 | Makarska       |
| Feladta:               | 2026. 03. 03.  |

#### Leírás:

Great apartment house with 16 apartments in an attractive position, on the first row by the sea and a beautiful beach in the town of Podaca/Gradac, ideal for a pleasant family vacation. A 5 km long footpath/promenaderuns along the coast for those who enjoy long walks, runs or bike rides. Due to its location, this small Dalmatian town is an excellent starting point for one-day trips to nearby towns, the interior or to islands that are well connected by ferry lines. Dubrovnik is 110 km away, Makarska 30 km, Split 90 km.

The house has an area of 675 m2 net - 835 m2 gross and has 16 apartment units.

On the ground floor there is a restaurant with kitchen, 2 toilets, a boiler room, a reception hall with a reception desk and a laundry and drying room.

1st floor: 4 studios, 1 one-bedroom apartment, 1 two-bedroom apartment.

2nd floor: 4 studios, 1 one-bedroom apartment, 1 two-bedroom apartment.

3rd floor: studio apartment, 1 one-room apartment, 2 two-room apartments.

All apartments and most rooms have balconies and terraces with a beautiful view of the sea.

For sale fully equipped and decorated.

Heating and cooling is provided via air conditioning in all units, hot water via a central boiler using electricity and solar energy. Solar panels are installed on the building.



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There is parking for 9 cars in front of the house.

The building has a well-established business in tourism and represents an excellent investment opportunity!

Perfect touristic property of ideal location.

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Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages: Urbanized

## **Gyakori**

|                    |        |
|--------------------|--------|
| Hálósobák:         | 17     |
| Fürdőszobák:       | 16     |
| Kész négyzetméter: | 835 nm |

## **Lease terms**

Date Available:

## **További információ**

Weboldal URL: [http://www.arkadia.com/ZLWS-T935/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T935/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: re-lb-iro1361

