



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,486,154.66

### Locatie

Aanbevolen Auto Onderdelen:	Croatia
Staat/Regio/Pronvincie:	Split-Dalmatia
Plaats:	Makarska
Geplaatst:	06-07-2026

### Omschrijving:

Located in the absolute heart of Makarska, in an exceptionally sought-after and rarely available location, this modern apartment building of newer construction sits just 250 meters from the Adriatic Sea and the famous Makarska Riviera beaches.

The premium coastal property, boasting a total gross floor area of 336.43 m<sup>2</sup>, was built on a 233 m<sup>2</sup> plot of land. The multi-family villa extends over a ground floor and three upper floors, with every architectural detail carefully designed to ensure maximum comfort, high rental yields, and premium quality of stay.

On the ground floor, there is an elegantly furnished one-bedroom apartment that opens directly onto a spacious garden terrace, creating a seamless blend of indoor and outdoor Mediterranean living space. Each of the three upper floors contains one spacious two-bedroom apartment with two bathrooms, while the large south-facing balconies offer an open, panoramic sea view. High-quality materials and premium equipment were utilized throughout the construction and furnishing, including a multi-split air-conditioning system, a stone-clad staircase with stainless steel railing, a high-efficiency thermal facade, and an integrated security system, while the modern interior is complemented by luxury furniture from renowned global manufacturers.

Additional value to this Makarska real estate is provided by an organized private parking area on the north side of the building, featuring three dedicated parking spaces, including two covered spaces and one outdoor spot, which serves as an exceptional competitive advantage in the central city zone. This income-generating property in Makarska represents a rare investment opportunity on the Croatian coastal market, performing perfectly either as a luxury family holiday home or as a well-established commercial



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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: Garden, Modern

## **Algemeen**

Slaapkamers:	7
Badkamers:	7
Afgewerkte vierkante meter:	336 m <sup>2</sup>
Lot Afmeting:	233 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/ZLWS-T3582/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3582/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: re-lb-fil033-1

