



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,411,850.53

#### Location

Country: Croatia  
State/Region/Province: Split-Dalmatia  
City: Makarska  
Posted: Apr 16, 2026

#### Description:

Touristic property in Brela, Makarska riviera - one of the most demanded and beloved locations over the whole Adriatic coastline!

Brela apartment house for sale near the sea in a prime Adriatic location represents a highly attractive real estate investment opportunity on the Makarska Riviera in Croatia, situated just below the main coastal road and only a few minutes walking distance from crystal clear sea and well maintained beaches, approximately 400 meters on foot or around 160 meters in a straight line. This property is ideal for buyers searching for investment real estate in Brela, multi apartment houses on the Dalmatian coast, or high yield tourist rental properties in Croatia with established income potential.

The property consists of one half of a semi detached house with a total building area of approximately 330 m<sup>2</sup>. This section of the house has a completely separate and independent entrance, as well as separate electricity and water meters, ensuring full functional independence and allowing autonomous use, which is a key advantage for tourism rental or multi family ownership.

In the basement level there is a garage with space for two cars, while additional outdoor parking spaces above the garage provide capacity for three more vehicles, which is highly valuable in coastal tourism locations where parking is limited.

The ground floor features a one bedroom apartment with a spacious terrace offering open sea views, a kitchen, living room, bathroom, and storage room. This level is designed for comfortable living or short



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term rental use with strong appeal due to its terrace and sea orientation.

The first floor has a separate entrance and offers a highly flexible living layout that can function as one large residential unit or be divided into two independent apartments. One part includes a living room, kitchen, bathroom, and terrace with sea view, while the second part consists of four bedrooms and four bathrooms, along with three balconies. One of the rooms also includes a private kitchen, making this level exceptionally suitable for boutique rental accommodation or multi unit tourism use. The entire floor is organized around a shared hallway, providing efficient circulation and adaptability.

The top floor contains a spacious apartment with two bedrooms, two bathrooms, a kitchen, and a living room, as well as a large south facing terrace with impressive panoramic sea views, which significantly increases the property's attractiveness for luxury holiday rentals and premium tourism positioning.

The attic area also includes additional low height storage space of approximately one meter, suitable for practical use.

The property is of solid construction quality, featuring a reinforced concrete roof structure and thermal insulated facade on the eastern and northern sides. The facade and exterior joinery were renovated approximately ten years ago, ensuring maintained structural integrity and improved energy efficiency.

This apartment house in Brela has been successfully used for tourist rentals for many years, confirming its strong investment performance, stable occupancy rates, and high demand in the Adriatic coastal rental market. With its prime location near the sea, flexible multi unit layout, and proven rental income history, this property represents an excellent opportunity for investors, tourism operators, or buyers seeking a high value real estate asset on the Dalmatian coast of Croatia.

Ref: RE-LB-IRO2863

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: Garage, Storage, Detached, Urbanized

## Common

Bedrooms:	7
Bathrooms:	8
Finished sq. ft.:	330 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/ZLWS-T3400/?utm\\_campaign](http://www.arkadia.com/ZLWS-T3400/?utm_campaign)



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**Contact information**

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