

## Luksuzna Villa \*3 stambene jedinice\* \*Bazen\* MAKARSKA, Makarska, Haus



### Verkäuferinformationen

Name: krporenato  
Vorname: krporenato

### Anzeigendetails

#### Allgemein

Titel: Luksuzna Villa \*3 stambene jedinice\* \*Bazen\* MAKARSKA  
Immobilie zur: Verkauf  
Haustyp: freistehend  
Quadratfuß: 400 m<sup>2</sup>  
Grundstücksgröße: 443 m<sup>2</sup>  
Stockwerke: 3  
Schlafzimmer: 8  
Badezimmer: 6  
Keller: ja  
Preis: 1,450,000.00 €  
Erstellt: 19.08.2024

#### Zustand

Neubau: ja  
Zustand: Neu adaptierten  
Baujahr: 2024

#### Standort

Land: Croatia  
Staat / Region / Provinz: Splitsko-dalmatinska županija  
Stadt: Makarska  
Siedlung: Veliko Brdo  
Postleitzahl: 21300  
Adresse: Put Matica 11

#### Genehmigungen

Baugenehmigung: ja  
Bescheinigung: ja

#### Zusätzliche Informationen

Infrastructure: Wasser, Video-Gegensprechanlage, Kabelfernsehen, Gegensprechanlage,

Energieeffizienz:	Klimaanlage, Strom, Telefoninstallation, Sickergrube, ADSL
Garten Merkmale:	Nein
Zugang mit Fahrzeug:	Schwimmbad, Grill
	Auto, Lastwagen, Abschleppfahrzeug, Transporter, Traktor

## Heizung

Heizungsart:	Klimaanlage
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## Parkplatz

Garage:	nein
Anzahl der Parkplätze:	6
Überdachter Parkplatz:	ja

## Beschreibung

Zusätzliche Informationen:	<p>Villa s 3 stambene jedinice: 1. Prizemlje + polovica prvog kata otpada na četverosobni stan s 3 kupaonice, dnevni boravak, kuhinja, hodnik, sve povezano unutar njim stepenicama. Također tom stanu pripada dvorište s bazenom i dva balkona na gornjoj etaži ukupne veličine balkona 30m<sup>2</sup>. Trenutno je taj stan u funkciji iznajmljivanja i ostvaruje super prihode što se može provjeriti pod nazivom Villa 5. 2. Druga polovica prvog kata otpada na jednosoban stan s jednom kupaonicom, dnevnim boravkom i kuhinjom s vlastitim balkonom od 15m<sup>2</sup>. 3. Drugi kat odnosi se na trosobni stan s dvije kupaonice, večeraj, dnevni boravak, kuhinja i hodnik kojem također pripada balkon veličine 30m<sup>2</sup>. Kuća je novogradnja i posjeduje sveukupno 6-7 parking mjesta (oko 100m<sup>2</sup> parkinga), dva podruma ukupne veličine oko 40m<sup>2</sup>. Također posjeduje centralni bojler od 500 l, podno grijanje na struju provučeno kroz cijelu kuću, klima uređaje u svim prostorijama, rolete na struju, blindo protupožarna vrata na ulazima u stanove itd. Villa with 3 residential units: 1. The ground floor + half of the first floor is a four-room apartment with 3 bathrooms, living room, kitchen, corridor, all connected by internal stairs. The apartment also has a yard with a swimming pool and two balconies on the upper floor with a total balcony size of 30m<sup>2</sup>. Currently, this apartment is rented out and generates great income, which can be verified under the name Villa 5. 2. The second half of the first floor is a one-room apartment with one bathroom, living room and kitchen with a private balcony of 15 m<sup>2</sup>. 3. The second floor is a three-room apartment with two bathrooms, a laundry room, a living room, a kitchen and a hallway, which also has a 30m<sup>2</sup> balcony. The house is newly built(2024) and has a total of 6-7 parking spaces (about 100m<sup>2</sup> of parking space), two basements with a total size of about 40m<sup>2</sup>. It also has a 500 l central water heater, electric underfloor heating throughout the house, air conditioners in all rooms, electric blinds, blind fire doors at the</p>
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entrances to the apartments, etc.

## Weitere Kontaktdaten

Interne Referenznummer: 633699

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