

## Ekskluzivni Stanovi s Pogledom na More-MAKARSKA, Makarska, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Ekskluzivni Stanovi s Pogledom na More-MAKARSKA
Property for:	Sale
Property area:	81 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	3
Bathrooms:	2
Balcony area:	17 m <sup>2</sup>
Price:	290,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Makarska
City area:	Makarska
ZIP code:	21300

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Elevator:	yes
Energy efficiency:	A+

### Parking

Garage:	yes
Covered parking space:	yes

## Description

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**EXCLUSIVE OFFER:** We present a project that includes two amazing buildings - the eastern and western, each with six luxurious residential units. Each apartment is thoughtfully designed to provide top-quality living while enjoying a spectacular panoramic view. Beautiful pools await you on the top floors. Each apartment is equipped with breathtaking high-end features. From smart home technology that ensures comfort and fingertip control. Heat pumps with underfloor heating, air conditioning multi-split systems from renowned brands (MITSUBISHI or DAIKIN), top-quality ceramics and parquet flooring, and sanitary equipment from selected brands like Grohe and Geberit. **SPECIFICATIONS:** Heating/Cooling: Our apartments are equipped with top-notch heating and cooling systems. Penthouse apartments come with heat pumps and underfloor heating, while other apartments also include electric underfloor heating. For perfect air conditioning, each room is equipped with a multi-split air conditioning system from renowned brands, MITSUBISHI or DAIKIN. **Bathrooms:** The sanitary equipment raises the standards of luxury. It includes Grohe concealed sanitary faucets, Geberit shower channels, and soundless Geberit drainage pipes. **Elegant Floors:** Apartments offer a choice of first-class, 1st-grade parquet and ceramics, allowing you to customize your space to your liking. **Smart Technology:** Penthouse apartments come with a Smart Home system, Bticino switch and socket program, and each apartment has a water supply installation on the terrace. **Premium Joinery:** Schüco aluminum joinery, blinds, and elegant glass fences contribute to modern design and lasting quality. The entrance doors meet high security standards, and interior doors feature discreet hinges. **Privacy Protection:** Video surveillance in common areas ensures your peace and security. The building facade is covered with stone on the garage level and entrance stairs. **Parking spaces** are provided in the garage, connected to the staircase and modern elevator serving all levels. **Flexibility:** Architectural possibilities at this stage allow for customization according to your needs. You have the option to choose your preferred floor coverings (20,000 - 25,000 euros), providing you with complete convenience. **Exterior:** The project includes beautifully landscaped surroundings with Mediterranean plants, creating a perfect place to relax and enjoy. The facade is covered with stone on the garage level and entrance stairs, further blending in with the environment and respecting the project's location. **APARTMENT A-4** It has a total area of 81.94 m<sup>2</sup> and is located on the first floor of the western building. It consists of an entrance hall - 4.22 m<sup>2</sup>, two bedrooms - 13.32 m<sup>2</sup> and 12.52 m<sup>2</sup>, two bathrooms - 5.39 m<sup>2</sup> and 4.51 m<sup>2</sup>, a utility room - 3.06 m<sup>2</sup>, a living room with a kitchen and dining area - 30.16 m<sup>2</sup>, from which you can access a spacious balcony - 17.52 m<sup>2</sup> with a stunning open sea view. When purchasing a garage parking space, you can choose your preferred location from the available options. All apartments are located in a peaceful area but close to the vibrant city. The city center is only 800 meters away or a pleasant 10-minute walk. The planned move-in date is the end of 2024, allowing you to look forward to and plan your move to your new home on time. This is an opportunity to become the owner of this incredible property that offers a blend of nature, sea, and mountains in one of the most beautiful parts of Dalmatia. Contact

us today to learn more and reserve your piece of paradise. Your oasis is waiting for you! Responsible Agent: Mirela Lončar Phone: 091/605-6935 Email: mirela.loncar@dogma-nekretnine.com ID CODE: ST1357

### **Additional contact info**

Reference Number: 523310  
Agency ref id: ST1357