

Ekskluzivni Penthouse s Bazenom i 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
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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 Penthouse s Bazenom i Pogledom na More -MAKARSKA
Property for:	Sale
Property area:	170 m ²
Floor:	3
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Balcony area:	31 m ²
Terrace area:	9 m ²
Price:	890,000.00 €
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

ЭКСКЛЮЗИВНОЕ ПРЕДЛОЖЕНИЕ: EXCLUSIVE OFFER: We present a project that includes two stunning buildings - east and west, each with six luxurious residential units. Each apartment has been carefully designed to provide the highest quality of life while allowing you to enjoy a spectacular panoramic view. Beautiful pools await you on the top floors. Each apartment is equipped with top-quality amenities that will leave you breathless. From smart home technology that provides comfort and control at the touch of a finger to heat pumps with underfloor heating, climate multi-split systems from renowned brands (MITSUBISHI or DAIKIN), premium ceramics and parquet flooring, and sanitary equipment from selected brands such as Grohe and Geberit. **SPECIFICATIONS:**
Heating/Cooling: Our apartments are equipped with high-quality heating and cooling systems. Penthouse apartments come with heat pumps and underfloor heating, while other apartments also include electric underfloor heating. For perfect climate control, each room is equipped with a climate multi-split system from renowned brands, MITSUBISHI or DAIKIN. **Bathrooms:** The sanitary equipment sets luxury standards. It includes Grohe concealed sanitary fittings, Geberit shower channels, and seamless drainage pipes, also from Geberit. **Elegant Floors:** Apartments offer a choice of first-class parquet and first-class ceramics, allowing you to customize your space to your taste. **Smart Technology:** Penthouse apartments come with a Smart Home system, Bticino switch and socket program, and each apartment has water supply on the terrace. **Quality Joinery:** Schüco aluminum windows, roller shutters, and elegant glass railings contribute to modern design and lasting quality. **Entrance doors** provide high security standards, while room doors have discreet hinges. **Privacy and Security:** Video surveillance in common areas ensures your peace and security. The building's facade is clad in stone at the garage level and entrance stairs. **Parking spaces** are available in the garage, connected by stairs and a modern elevator to all floors. **Flexibility:** Architectural options at this stage allow for customization to your needs. You have the option to choose your desired parking space in the garage (20,000 - 25,000 euros), providing maximum convenience. **Exterior:** The project includes beautifully landscaped surroundings with Mediterranean plants, creating a perfect place for relaxation and enjoyment. The building's facade is clad in stone at the garage level and entrance stairs, contributing to its integration into the surroundings. **APARTMENT B-6 WITH POOL:** Apartment B-6 with a pool has a total area of 170.18 m² and is located on the third floor of the east wing. It spans the entire third floor and represents a luxurious family apartment with a private pool on the terrace, which can be a long-term residential solution. It consists of an entrance hall-5.86 m², a corridor-11.83 m² and 4.03 m², two bedrooms-17.51 m² and 12.48 m², a workroom/laundry-12.29 m², two bathrooms-4.90 m² and 4.72 m², a toilet-4.06 m², a living room with a kitchen and dining area-51.90 m², from which you access the terrace-9.73 m²+5.89 m²+5.25 m², connected to a spacious

balcony-31.60 m² from which you enjoy a splendid open view of the sea. In the beautiful front outdoor space of the apartment, with a total area of 52.47 m², there is your private pool with an area of 28.69 m², allowing you to enjoy daily life with maximum privacy. The layout and floor plan of this apartment have been carefully designed to ensure the quality of life and daily functionality are at the highest level. A separate bedroom wing provides peace and quiet, while you can move freely in the spacious indoor and outdoor areas. When purchasing a parking space in the garage, you can choose the desired position from the remaining available ones. All apartments are located in a quiet area, yet close to the lively city. The city center is only 800 meters or a pleasant 10-minute walk away. The planned move-in date is the end of 2024, allowing you to look forward to and plan your move to your new home in advance. This is an opportunity to become the owner of this incredible property that offers a connection between 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. Responsible Agent: Mirela Lončar 091/605-6935 mirela.loncar@dogma-nekretnine.com ID CODE: ST1368

Additional contact info

Reference Number: 523542
Agency ref id: ST1368