

## 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  
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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:	145 m <sup>2</sup>
Floor:	2
Number of Floors:	3
Bedrooms:	4
Bathrooms:	3
Balcony area:	29 m <sup>2</sup>
Terrace area:	12 m <sup>2</sup>
Price:	690,000.00 €
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
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Covered parking space: yes

## Description

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**EXCLUSIVE OFFER:** We present a project comprising two stunning buildings - the eastern and western, each with six luxury residential units. Each apartment has been carefully designed to provide a top-quality living experience while enjoying a spectacular panoramic view. On the top floors, you'll find beautiful pools waiting for you. Each apartment is equipped with breathtaking premium amenities. From smart home technology that ensures comfort and fingertip control to heat pumps with underfloor heating, and multi-split air conditioning systems from renowned brands (MITSUBISHI or DAIKIN). First-class ceramics and parquet flooring, as well as sanitary equipment from selected brands such as Grohe and Geberit, complete the picture. **SPECIFICATIONS:** Heating/Cooling: Our apartments are equipped with top-of-the-line 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 multi-split air conditioning system from renowned brands, MITSUBISHI or DAIKIN. **Bathrooms:** The sanitary equipment raises the standards of luxury. It includes concealed Grohe sanitary faucets, Geberit shower channels, and soundless drainage pipes, also from Geberit. **Elegant Floors:** The apartments offer a choice of top-class first-grade parquet and first-grade 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 a water supply installation on the terrace. **Premium Joinery:** Schüco aluminum joinery, roller blinds, and elegant glass railings contribute to modern design and lasting quality. **High-security entrance doors and room doors with discreet hinges.** **Privacy Protection:** Video surveillance in common areas ensures your peace and security. The building's facade is clad in stone on the garage level and entrance stairs. **Parking spaces are provided in the garage, which is connected by a staircase and a modern elevator to all levels.** **Adaptability:** Architectural possibilities at this stage allow for customization according to your needs. The option to choose floor coverings to your liking is available. We offer the possibility to purchase garage parking spaces of your choice (20,000 - 25,000 euros), providing you with complete convenience. **Exterior:** The project includes beautifully landscaped surroundings with Mediterranean plants, creating a perfect place for relaxation and enjoyment. The facade is clad in stone on the garage level and entrance stairs, further blending into the environment while respecting the project's location. **APARTMENT A-5** It has a total area of 145.16m<sup>2</sup> and is located on the second floor in the western building, extending across the entire floor. It represents an ideal family apartment that can be your long-term living solution. It consists of an entrance hall - 5.26m<sup>2</sup> + 6.12m<sup>2</sup>, a hallway - 6.18m<sup>2</sup> and 3.91m<sup>2</sup>, three (3) bedrooms - 16.94m<sup>2</sup>, 16.09m<sup>2</sup>, and 12.48m<sup>2</sup>, three (3) bathrooms - 4.55m<sup>2</sup>, 4.51m<sup>2</sup>, and 4.41m<sup>2</sup>, a laundry room - 3.85m<sup>2</sup>, a storage room - 3.40m<sup>2</sup>, a living room with a kitchen and dining area - 37.65m<sup>2</sup>, with an exit to a terrace - 12.53m<sup>2</sup>, which is connected to a spacious balcony - 29.07m<sup>2</sup>, offering a magnificent open

sea view. The layout and floor plan of this apartment have been meticulously designed to ensure the highest quality of life and everyday functionality. A separate bedroom wing ensures peace and quiet, while the indoor and outdoor living spaces provide undisturbed relaxation. When purchasing a garage parking space, you can choose your preferred location from the remaining options. All apartments are situated in a peaceful area, yet close to the lively 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 awaits you! Responsible agent: Mirela Lončar 091/605-6935 mirela.loncar@dogma-nekretnine.com ID CODE: ST1363

### Additional contact info

Reference Number: 523550  
Agency ref id: ST1363