

## Dvosoban stan u centru A4 + S13 i S14, 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>  
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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:	Dvosoban stan u centru A4 + S13 i S14
Property for:	Sale
Property area:	71 m <sup>2</sup>
Floor:	1
Number of Floors:	5
Bedrooms:	3
Bathrooms:	1
Terrace area:	29 m <sup>2</sup>
Price:	374,063.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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



### Permits

Building permit:	yes
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### Additional information

Elevator:	yes
Energy efficiency:	In preparation

### Parking

Garage:	yes
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### Description

Description:	New two-bedroom apartment with a spacious terrace located in the very center of Makarska. This apartment is situated on the ground floor of a new luxury residential building, offering top-notch comfort and modern convenience. Basic
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Apartment Information: Area: 65.68 m2 Composition: The apartment consists of a hallway (7.04 m2), two bedrooms (12.60 m2 and 14.19 m2), a bathroom (4.33 m2), a toilet (1.88 m2), a living room, dining area, and kitchen (17.71 m2), balcony (10.24 m2), and terrace (0.49 m2). Orientation: South Terrace View: Sea, islands, city High-quality insulation and materials Building Details: Basement with two floors (parking spaces) Ground floor and 4 floors Total of 40 apartments in two entrances with elevators Storage rooms on the ground floor Highest quality construction and equipment Additional Amenities: Security entrance doors "Blindo" All rooms air-conditioned Sliding doors with thermal insulated glass Underfloor heating in bathrooms LED lighting Walk-in shower areas with glass shower cabins TECHNICAL DESCRIPTION OF APARTMENTS The building is constructed to high standards with top-quality thermal, hydro, and sound insulation. Building facade: thermal insulation of 8 cm thickness with stone wool and silicate paint. Additionally, the walls of the apartments adjacent to the staircase are insulated with stone wool ("staircase insulation"). Complete rainwater drainage from external parts of the building/balconies is "hidden" integrated into the building facade. The staircase will be covered with stone with stainless steel staircase railing. Walls around the lift will be covered with stone, and one wall in each hallway will have mirrors. Balcony railings will be glass. External joinery is made of high-quality wood/aluminum profiles with thermal insulation glass and electrically operated blinds. Sliding doors on balconies are lift-and-slide of high-quality wood/aluminum profiles with thermal insulation glass and electrically operated blinds. Entrance doors to apartments will be security anti-burglary "Blindo," and internal doors in the apartments will be white veneered with concealed hinges. Wall coverings in apartments are with gypsum boards, smoothed, and painted with dispersion paints. High-quality parquet flooring in living rooms, dining areas, and bedrooms with matching white skirting boards. Bathrooms will have underfloor heating, high-quality ceramic tiles of class I. Showers are walk-in with floor insulation and channels, glass shower cabins, quality hot and cold water faucets, wall-hung toilet with built-in cistern, cabinets with sink and mirror, and electric boiler "Ariston." Kitchen is tiled with class I ceramic tiles on the floor and walls, and buyers should inform the investor if they do not want tiles to be installed on the kitchen wall due to their other choices. All apartments have connections for washing machines and dishwashers, connection, and separate ventilation duct for the cooker hood. High-quality air conditioners (Mitsubishi) are installed in each bedroom and living room, and the outdoor units of each apartment are on the flat roof of the building. Complete LED lighting fixtures are installed throughout the apartment, additional LED strips, as well as telephone, TV/satellite, and internet outlets in the living room and bedrooms. Switch sockets are modern high-quality in greater number – partial lighting control per apartment. In bedrooms, the possibility of switching on/off from both sides of the bed. Video intercoms will be installed in the apartments. The building will have two elevators installed. Two garage doors with remote control will be installed (at -1 level and -2 level). Each apartment has separate water and electricity meters. Landscaping around the building and gardens belonging to

individual apartments is done, with plants and trees planted (oleander, laurel, yucca, bamboo, palms, cypresses, etc.). Additional Information: Purchase of a garage parking space is mandatory with the purchase of an apartment Furniture is not included in the apartment price. Buyers do not pay real estate transfer tax (the investor is a company). This apartment offers an excellent opportunity for living in luxurious space in the heart of Makarska. For additional information or viewing, feel free to contact us. Contact: Marija Bošnjak Makarska TEL: +385 95 37 27 47 1 marija.bosnjak@dogma-nekretnine.com ID CODE: ST1834

### Additional contact info

Reference Number: 567412  
Agency ref id: ST1834