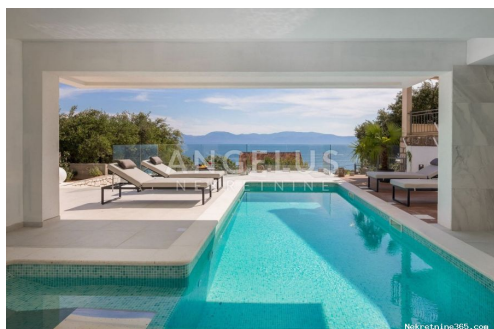


Makarska Rivijera - luksuzna vila s bazenom i panoramskim pogledom, Gradac, House



Seller Info

Name: Agencija Angelus nekretnine
First Name: Agencija
Last Name: Angelus nekretnine
Company Name: Angelus nekretnine d.o.o.
Service Type: Selling and renting
Website: [https://www.angelusnekretnine.](https://www.angelusnekretnine.hr)

hr

Country: Croatia

Region: Grad Zagreb

City: Zagreb

ZIP code: 10000

Address: Vlačka ulica 72

Mobile: +385 91 482 6401

Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of

each of our employees contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

BASIC INFORMATION

Company: Angelus nekretnine d.o.o.

Short name: Angelus nekretnine

Headquarters: Vlačka ulica 72

OIB: 09618765380

Place of registration to

Commercial court and number

of entry: Zagreb, 02755556
Bank and account number:
HR5124020061100902550
Base capital: 20.000 kn
Board members: Anastazija
Darijević

Listing details

Common

Title: Makarska Rivijera - luksuzna vila s bazenom i panoramskim pogledom
Property for: Sale
House type: detached
Property area: 290 m²
Lot Size: 270 m²
Number of Floors: 2
Bedrooms: 6
Bathrooms: 4
Price: 1,150,000.00 €
Updated: Feb 20, 2024

Condition

Newbuild: yes
Built: 2019

Location

Country: Croatia
State/Region/Province: Splitsko-dalmatinska županija
City: Gradac
City area: Podaca
ZIP code: 21330



Permits

Ownership certificate: yes

Parking

Number of parking spaces: 4

Description

Description: Angelus real estate presents you a luxurious villa with an open view of the sea and islands. The villa is located in Podaca, a quiet settlement located on the southern part of the Makarska coast. It is the area that combines natural beauty and cultural and historical heritage and represents one of the most beautiful coastal areas in the

Republic of Croatia with enchanting pebble beaches and crystal clear sea, while the contrast is Biokovo, on whose slopes it lies. It is 120 km from Split, the second largest Croatian city, 35 km from the city of Makarska where there are ferry lines to the islands, and the nearest airport Split is 150 km away, which can be reached by car or by a pleasant drive along the sea on the old highway by road. Due to its location, Podaca, as part of the Makarska Riviera, is completely oriented towards tourism as well as a pleasant, peaceful family life. The villa is located on a plot with a total size of 380 m², which is accessed from the main highway and is less than 100 m from the sea. It was built in 2019 and every detail is made with quality and thought out, and it meets the needs of even the biggest hedonists. The total living area is 290 m², which extends over a total of 3 floors. An external or internal staircase leads to the first floor, where there is an outdoor heated pool designed to be closed on colder days with a mobile partition so that it can be used throughout the year. There is a Finnish sauna, an indoor shower and a terrace with a sunbed. On the middle floor there is a beautiful open-plan living room with an equipped modern kitchen and dining room. In addition to the living room, there is also a master bedroom with its own bathroom and a guest toilet. The living room leads to a spacious balcony from which, as from all floors, there is a priceless view of the sea and the islands. On the last floor there are three bedrooms, each with its own bathroom. Two bedrooms are located in the south and have access to the balcony. The villa is fully furnished and equipped. The furniture is designer and adapted to every room. The kitchen is equipped with sophisticated appliances. The entire villa has underfloor heating via a heat pump, each floor has its own electrical closet and heating and cooling system. A solar system was also installed. The facade is excellently insulated and decorated with first-class stone. The heated pool includes a massage system and an electrolysis system. Outdoor parking is located in front of the villa and it is possible to park several cars. Around the villa, green areas with a total area of 270 m² have been arranged and Mediterranean plants such as lavender, olive, orange, lemon and lime have been planted. The agency commission is calculated in accordance with the General Terms and Conditions and the price list published at <https://angelusnekretnine.hr/o-nama>. For more information, contact our agent at 091/466-1500. Your Angelus nekretnine d.o.o. ID CODE: 4843

Additional contact info

Reference Number: 570690
Agency ref id: 4843