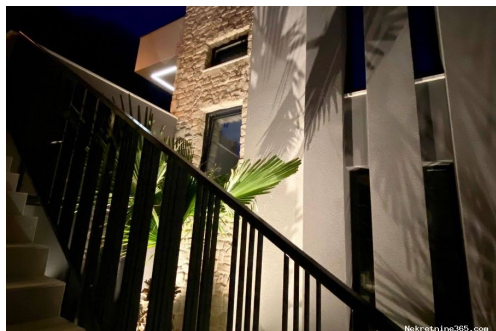


## Luxury House \*3 units\* Pool\* Makarska, Makarska, House



### Seller Info

Name: krporenato  
First Name: krporenato

### Listing details

#### Common

Title: Luxury House \*3 units\* Pool\* Makarska  
Property for: Sale  
House type: detached  
Property area: 400 m<sup>2</sup>  
Lot Size: 443 m<sup>2</sup>  
Number of Floors: 3  
Bedrooms: 8  
Bathrooms: 6  
Cellar: yes  
Price: 1,450,000.00 €  
Updated: Aug 19, 2024

#### Condition

Newbuild: yes  
Condition: Newly adapted  
Built: 2024

#### Location

Country: Croatia  
State/Region/Province: Splitsko-dalmatinska županija  
City: Makarska  
City area: Veliko Brdo  
ZIP code: 21300  
Address: Put Matica 11

#### Permits

Building permit: yes  
Ownership certificate: yes

#### Additional information

Infrastructure: Water, Video intercom, Cable TV, Intercom, Air conditioner, Electricity,

Energy efficiency: Telephone installation, Black pit, ADSL  
No  
Garden features: Swimming pool, Barbecue  
Access with vehicle: Car, Truck, Tow truck, Van, Traktor

## Heating

Heating type: air-conditioner



## Parking

Garage: no  
Number of parking spaces: 6  
Covered parking space: yes

## Description

Description: Villa s 3 stambene jedinice: 1. Prizemlje + polovica prvog kata otpada na četverosobni stan s 3 kupaonice, dnevni boravak, kuhinja, hodnik, sve povezano unutarnjim stepenicama. Također tom stanu pripada dvorište s bazenom i dva balkona na gornjoj etaži ukupne veličine balkona 30m<sup>2</sup>. Trenutno je taj stan u funkciji iznajmljivanja i ostvaruje super prihode što se može provjeriti pod nazivom Villa 5. 2. Druga polovica prvog kata otpada na jednosoban stan s jednom kupaonicom, dnevnim boravkom i kuhinjom s vlastitim balkonom od 15m<sup>2</sup>. 3. Drugi kat odnosi se na trosobni stan s dvije kupaonice, vešeraj, dnevni boravak, kuhinja i hodnik kojem također pripada balkon veličine 30m<sup>2</sup>. Kuća je novogradnja i posjeduje sveukupno 6-7 parking mjesta (oko 100m<sup>2</sup> parkinga), dva podruma ukupne veličine oko 40m<sup>2</sup>. Također posjeduje centralni bojler od 500 l, podno grijanje na struju provučeno kroz cijelu kuću, klima uređaje u svim prostorijama, rolete na struju, blindo protupožarna vrata na ulazima u stanove itd. Villa with 3 residential units: 1. The ground floor + half of the first floor is a four-room apartment with 3 bathrooms, living room, kitchen, corridor, all connected by internal stairs. The apartment also has a yard with a swimming pool and two balconies on the upper floor with a total balcony size of 30m<sup>2</sup>. Currently, this apartment is rented out and generates great income, which can be verified under the name Villa 5. 2. The second half of the first floor is a one-room apartment with one bathroom, living room and kitchen with a private balcony of 15 m<sup>2</sup>. 3. The second floor is a three-room apartment with two bathrooms, a laundry room, a living room, a kitchen and a hallway, which also has a 30m<sup>2</sup> balcony. The house is newly built(2024) and has a total of 6-7 parking spaces (about 100m<sup>2</sup> of parking space), two basements with a total size of about 40m<sup>2</sup>. It also has a 500 l central water heater, electric underfloor heating throughout the

house, air conditioners in all rooms, electric blinds, blind fire doors at the entrances to the apartments, etc.

### Additional contact info

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