

## 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  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:	70 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	2
Bathrooms:	1
Terrace area:	29 m <sup>2</sup>
Price:	240,000.00 €
Updated:	Oct 29, 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

### Description:

**EXCLUSIVE OFFER:** We present a project encompassing two astounding buildings - East and West, each with six luxurious residential units. Each apartment has been thoughtfully designed to provide top-notch quality of life while enjoying a spectacular panoramic view. Beautiful pools await you on the top two floors. **SPECIFICATIONS:** Heating/Cooling: Our apartments are equipped with top-of-the-line heating and cooling systems. Penthouse units come with heat pumps and underfloor heating, while other units 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. **Luxurious Bathrooms:** Our sanitary equipment sets new standards for luxury. It includes concealed sanitary fittings from Grohe, shower channels from Geberit, and silent drainage pipes, also from Geberit. **Elegant Flooring:** Our apartments offer a choice of premium first-class hardwood flooring and first-class ceramic tiles, allowing you to customize your space to your own taste. **Smart Technology:** Penthouse units come with a Smart Home system, Bticino switch and socket program, and each apartment has water supply installations on the terrace. **Premium Joinery:** Schüco aluminum joinery, roller shutters, and elegant glass railings contribute to modern design and lasting quality. **High-security entrance doors and interior doors with concealed hinges.** **Privacy Protection:** Common areas are closely monitored with video surveillance. The building's facade is clad in stone at the garage level and entrance stairs. **Parking spaces are provided in the garage, which is connected by stairs and a modern elevator to all floors.** **Flexibility:** Architectural possibilities at this stage allow for customization to suit your needs. The option to choose your own flooring is available. We offer the possibility to purchase garage parking spaces according to your choice (20,000 - 25,000 euros), providing you with complete convenience. **Exterior:** With the project comes a beautifully landscaped environment featuring Mediterranean plants, creating a perfect place for relaxation and enjoyment. The facade is clad in stone at the garage level and entrance stairs, further blending into the surroundings while respecting the project's location. **UNIT A-1:** Consisting of an entrance hall - 5.37m<sup>2</sup>, a bedroom - 13.86m<sup>2</sup>, a bathroom - 6.52m<sup>2</sup>, a living room with kitchen and dining area - 30.83m<sup>2</sup>, leading to a spacious terrace - 29.07m<sup>2</sup> and a balcony - 12.53m<sup>2</sup>, offering a stunning open sea view. All apartments are located in a peaceful area, yet close to the vibrant city center, just 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 a timely relocation to your new home. 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! **Responsible Agent: Mirela Lončar 091/605-6935**  
[mirela.loncar@dogma-nekretnine.com](mailto:mirela.loncar@dogma-nekretnine.com) ID CODE: ST2471

## Additional contact info

Reference Number: 669460  
Agency ref id: ST2471