

## Ekskluzivni Penthouse s Bazenom i 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 Penthouse s Bazenom i Pogledom na More -MAKARSKA
Property for:	Sale
Property area:	162 m <sup>2</sup>
Floor:	3
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Balcony area:	31 m <sup>2</sup>
Terrace area:	9 m <sup>2</sup>
Price:	850,000.00 €
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 that encompasses two stunning buildings - eastern and western, each with six luxury residential units. Each apartment has been carefully designed to provide a top-quality lifestyle while enjoying a spectacular panoramic view. Beautiful pools await you on the top floors. Each apartment is equipped with premium equipment that leaves you breathless. From smart home technology that provides comfort and fingertip control to heat pumps with underfloor heating, multi-split air conditioning systems from renowned brands like MITSUBISHI or DAIKIN, top-quality ceramics and parquet, and sanitary ware from selected brands such as Grohe and Geberit.

**SPECIFICATIONS:** Heating/Cooling: Our apartments are equipped with top-notch 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 reputable brands, MITSUBISHI or DAIKIN. Bathrooms: The sanitary ware sets luxury standards. It includes concealed sanitary faucets from Grohe, shower channels from Geberit, and seamless drainage pipes also from Geberit. Elegant Floors: The apartments offer a choice of first-class parquet and first-class ceramics, allowing you to customize your space to your own 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 Carpentry: Schüco aluminum joinery, blinds, and elegant glass fences contribute to modern design and lasting quality. The entrance doors meet high-security standards, and interior doors have discreet hinges. Privacy Protection: Video surveillance in common areas ensures your peace and security. The building's facade is lined with stone at the garage level and entrance stairs. Parking spaces are provided in the garage, which is connected to the staircase and a modern elevator serving all floors. Flexibility: Architectural options at this stage allow for customization to your needs. You have the option to choose your preferred flooring. We offer the possibility of purchasing garage parking spaces according to your choice (20,000 - 25,000 euros), providing you with complete convenience. Exterior: The project comes with a beautifully landscaped environment with Mediterranean plants, creating a perfect place for relaxation and enjoyment. The facade is lined with stone at the garage level and entrance stairs, further contributing to integration into the environment while respecting the project's location.

**APARTMENT A-6 WITH A POOL** It has a total area of 162.97m<sup>2</sup> and is located on the third floor of the western building. It spans the entire third-floor and represents a luxury family apartment with its own pool on the terrace, which can be your long-term residential solution. It consists of an entrance hall - 5.86m<sup>2</sup>, a hallway - 11.68m<sup>2</sup> and 2.15m<sup>2</sup>, two bedrooms - 17.51m<sup>2</sup>, 12.48m<sup>2</sup>, a study/laundry room - 8.88m<sup>2</sup>, two bathrooms - 4.90m<sup>2</sup> and 4.51m<sup>2</sup>, a toilet - 2.73m<sup>2</sup>, a living room with a kitchen and dining area - 49.71m<sup>2</sup>,

leading to a terrace - 9.39m<sup>2</sup> + 5.89m<sup>2</sup> + 5.25m<sup>2</sup>, which is connected to a spacious balcony - 31.02m<sup>2</sup>, offering a beautiful open sea view and an additional balcony in the sleeping area of the apartment - 4.93m<sup>2</sup>. On the beautiful front outdoor area of the apartment with a total size of 51.55m<sup>2</sup>, you will find your private pool with an area of 28.69m<sup>2</sup>, allowing you to enjoy everyday life with maximum privacy. The layout and floor plan of this apartment have been meticulously designed to ensure the highest quality of life and daily functionality. The separate sleeping wing ensures peace and quiet, while the spacious living interior and exterior space allow for uninterrupted relaxation. When purchasing a garage parking space, you can choose your preferred location from the remaining available ones. All apartments are located in a quiet area, yet close to the vibrant 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! Responsible Agent: Mirela Lončar 091/605-6935  
mirela.loncar@dogma-nekretnine.com ID CODE: ST1367

### Additional contact info

Reference Number: 673206  
Agency ref id: ST1367