

## 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  
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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:	Ekskluzivni Stanovi s Pogledom na More-MAKARSKA
Property for:	Sale
Property area:	74 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Balcony area:	17 m <sup>2</sup>
Price:	255,000.00 €
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

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**EXCLUSIVE OFFER:** Introducing a project featuring two stunning buildings - the east and west, each housing six luxury residential units. Each apartment has been meticulously designed to provide a premium quality of life while enjoying a spectacular panoramic view. Beautiful pools await you on the top floors. Each unit is equipped with top-of-the-line amenities that will leave you breathless, from smart home technology providing comfort and fingertip control, to heat pumps with underfloor heating, renowned brand multi-split air conditioning systems (MITSUBISHI or DAIKIN), premium ceramics and parquet floors, and sanitary ware from selected brands like Grohe and Geberit. **SPECIFICATIONS:**

**Heating/Cooling:** Our apartments are equipped with high-end 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. **Bathrooms:** The sanitary ware sets a new standard for luxury, including Grohe concealed sanitary faucets, Geberit shower channels, and odorless drain pipes, also from Geberit. **Elegant Flooring:** The apartments offer a choice of premium grade parquet and ceramic tiles, allowing you to customize your space to your liking. **Smart Technology:** Penthouse units come with a Smart Home system, Bticino switch and socket program, and each unit has a water supply installation on the terrace. **High-Quality Joinery:** Schüco aluminum joinery, roller shutters, and elegant glass railings contribute to modern design and lasting quality. **Entrance doors** are of high-security standards, and interior doors feature discreet hinges. **Privacy Protection:** Video surveillance in common areas ensures your peace and security. The building's façade is covered with stone on the garage level and entrance stairs. **Parking spaces** are provided in the garage, connected to all levels by a modern elevator and staircase.

**Customization:** Architectural possibilities in this phase allow for adjustments to meet your needs. You have the option to choose your preferred floor coverings. We offer the possibility to purchase garage parking spaces of your choice (20,000 - 25,000 euros), providing you with complete convenience. **Exterior:** The project comes with beautifully landscaped surroundings with Mediterranean plants, creating a perfect place for relaxation and enjoyment. The façade is covered with stone on the garage level and entrance stairs, further enhancing the integration into the environment while respecting the project's location. **UNIT A-2:** This unit has a total area of 74.12 square meters and is located on the ground floor of the west building. It consists of an entrance hall - 2.86m<sup>2</sup> + 3.71m<sup>2</sup>, two bedrooms - 12.16m<sup>2</sup> and 11.36m<sup>2</sup>, a bathroom - 4.81m<sup>2</sup>, a toilet - 3.52m<sup>2</sup>, a living room with a kitchen and dining area - 26.72m<sup>2</sup>, leading to a spacious balcony - 17.98m<sup>2</sup>, offering a magnificent open sea view. When purchasing a garage parking space, you can choose your desired position from the remaining available options. All units are situated in a peaceful 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 into your new home in time. This is an opportunity to become the owner of this incredible

property, providing you with 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! Contact Agent: Mirela Lončar Phone: 091/605-6935 Email: mirela.loncar@dogma-nekretnine.com ID CODE: ST1351

### Additional contact info

Reference Number: 673228  
Agency ref id: ST1351