

## Luksuzna Villa \*3 stambene jedinice\* \*Bazen\* MAKARSKA, Makarska, Maison



### Info vendeur

Nom: krporenato

Prénom: krporenato

### Détails des annonces

#### Commun

Titre:	Luksuzna Villa *3 stambene jedinice* *Bazen* MAKARSKA
Property for:	Vendita
Type Maison:	détaché
Square feet:	400 m <sup>2</sup>
Taille du lot:	443 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	8
Bathrooms:	6
Cave:	oui
Prix:	1,450,000.00 €
Publié:	19.08.2024

#### État

Nouvelle construction:	oui
Etat de l'article:	Nouvellement adapté
Built:	2024

#### Localisation

Pays:	Croatia
Etat / Région / Province:	Splitsko-dalmatinska županija
Ville:	Makarska
City area:	Veliko Brdo
Poštanski broj:	21300
Adresa:	Put Matica 11

#### Permis

Permis de construire:	oui
Certificat de propriété:	oui

#### Informations complémentaires

Infrastructure: Eau, Interphone vidéo, Télévision par câble, Interphone, Climatisation, Électricité, l'installation de téléphone, Fosse septique, ADSL  
Consommation d'énergie: Non  
Caractéristiques de jardin: Piscine, Barbecue  
Accès avec le véhicule: Voiture, Camion, Dépanneuse, Van, Traktor

## Chauffage

Type de chauffage: Climatisation



## Parking

Garage: non  
Nombre de places de parking: 6  
Place de parking couvert: oui

## Description

Information supplémentaire: Villa s 3 stambene jedinice: 1. Prizemlje + polovica prvog kata otpada na četverosobni stan s 3 kupaonice, dnevni boravak, kuhinja, hodnik, sve povezano unutarjim stepenicama. Također tom stanu pripada dvorište s bazenom i dva balkona na gornjoj etaži ukupne veličine balkona 30m2. 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 15m2. 3. Drugi kat odnosi se na trosobni stan s dvije kupaonice, vešeraj, dnevni boravak, kuhinja i hodnik kojem također pripada balkon veličine 30m2. Kuća je novogradnja i posjeduje sveukupno 6-7 parking mjesta (oko 100m2 parkinga), dva podruma ukupne veličine oko 40m2. 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 30m2. 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 m2. 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 30m2 balcony. The house is newly built(2024) and has a total of 6-7 parking spaces (about 100m2 of parking space), two basements with a total size of about 40m2. 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.

### Informations de contact supplémentaire

Numéro de référence 633699

interne:

Numéro du contact: +385 (97) 793-4256