

Apartment

Makarska, Dalmatia



Ref	RE-LB-IRO1777
Type	Apartment
Region	Dalmatia › Makarska
Location	Makarska
Front line	No
Sea view	Yes
Distance to sea	600 m
Floorspace	76 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 238 483

In the twilight of Makarska, a city embraced by the Adriatic's azure embrace, arises an exquisite residential endeavor—a manifestation of modernity and coastal allure.

This burgeoning apartment, nestled in a contemporary complex boasting 27 residences, is a testament to architectural finesse. Two elevators effortlessly ascend amidst this abode of refinement, where three commercial spaces, 18 coveted garage slots, 26 open-air parking spots, and 10 storage chambers await their respective patrons.

Situated in the western tapestry of the city, a mere 600 meters from the caressing waves of the sea, this architectural masterpiece is poised to offer its denizens an unbridled panoramic spectacle of the Kvarner Bay. Convenience intertwines with the scenic panorama, with schools, kindergartens, shops, and a plethora of amenities standing as silent sentinels in proximity.

As the construction unfurls, meticulous attention is bestowed upon each facet, promising a symphony of satisfaction for the fortunate inhabitants. The edifice is a canvas for quality craftsmanship, adorned with balconies and loggias bedecked with floral embellishments. Expect top-tier thermal, hydro, and acoustic insulation, three-chambered exterior openings with insulating glass, security doors, opulent parquet flooring, premium ceramic tiles, air-conditioned chambers, and a digital triad of TV, satellite, and internet connectivity gracing every space. The ground floor ascends majestically to a lofty three meters.

For those seeking the perfect vehicular abode, garage spaces beckon with a price range from €15,000 to €18,000. Outdoor parking spaces stand at €5,000, while the subterranean sanctuary of storage is valued at €1,600 per square meter.

The residence portfolio unfolds with one, two, and three-room apartments:

GROUND FLOOR: €3,000/m²

- S1-P: 67.90 m²; living and dining room, kitchen, 2 bedrooms, bathroom, loggia - €203,700
- S2-P: 41.18 m²; living and dining room, kitchen, bedroom, bathroom, loggia - €123,540
- S3-P: 40.88 m²; living and dining room, kitchen, bedroom, bathroom, loggia - €122,640
- S4-P: 68.88 m²; living and dining room, kitchen, 2 bedrooms, bathroom, pantry, loggia - €206,640
- S5-P: 47.78 m²; living and dining room, kitchen, bedroom, bathroom, loggia - €143,340
- S6-P: 66.48 m²; living and dining room, kitchen, 2 bedrooms, bathroom, loggia - €199,440

1ST FLOOR: €3100/m²

- S1-1: 72.30 m²; living and dining room, kitchen, 2 bedrooms, bathroom, loggia - €224,130
- S2-1: 62.66 m²; living and dining room, kitchen, 2 bedrooms, bathroom, loggia - €194,246
- S3-1: 72.73 m²; living and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia - €225,463
- S4-1: 79.93 m²; living and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia -

€247,783

- S5-1: 47.68 m2; living and dining room, kitchen, bedroom, bathroom, loggia – €147,808
- S6-1: 76.93 m2; living and dining room, kitchen, 2 bedrooms, 2 bathrooms, storage room, loggia – €238,483

2ND FLOOR: €3200/m2

- S1-2: 72.30 m2; living and dining room, kitchen, 2 bedrooms, bathroom, loggia – €231,360
- S2-2: 62.66 m2; living and dining room, kitchen, 2 bedrooms, bathroom, loggia – €200,512
- S3-2: 75.40 m2; living and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia – €241,280
- S4-2: 79.93 m2; living and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia – €255,776
- S5-2: 47.68 m2; living and dining room, kitchen, bedroom, bathroom, loggia – €152,576
- S6-2: 76.93 m2; living and dining room, kitchen, 2 bedrooms, 2 bathrooms, storage room, loggia – €246,176

3RD FLOOR: €3300/m2

- S1-3: 72.30 m2; living and dining room, kitchen, 2 bedrooms, bathroom, loggia – €238,590
- S2-3: 62.66 m2; living and dining room, kitchen, 2 bedrooms, bathroom, loggia – €206,778
- S3-3: 75.40 m2; living and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia – €248,820
- S4-3: 79.93 m2; living and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia – €263,769
- S5-3: 47.68 m2; living and dining room, kitchen, bedroom, bathroom, loggia – €157,344
- S6-3: 76.93 m2; living and dining room, kitchen, 2 bedrooms, 2 bathrooms, storage room, loggia – €253,869

4TH FLOOR: €3500/m2

- S2-4: 108.05 m2; living and dining room, kitchen, 3 bedrooms, 2 bathrooms, toilet, 2 storage rooms, 2 loggias – €378,175
- S3-4: 95.38 m2; entrance area, living and dining room, kitchen, 3 bedrooms, 2 bathrooms, storerooms, 2 loggias – €333,830

As the sun caresses the Makarska skyline, these apartments await their discerning patrons, promising a lifestyle steeped in coastal elegance and modernity.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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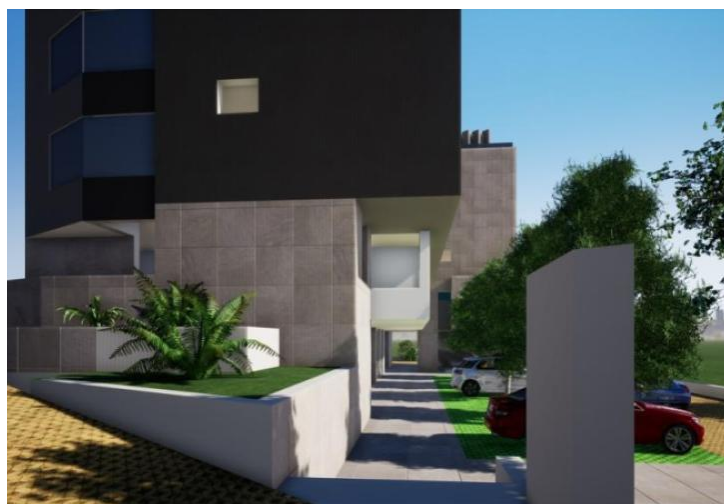
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Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

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