

# Apartment

## Makarska, Dalmatia



<b>Ref</b>	RE-LB-FIL121
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Makarska
<b>Location</b>	Makarska
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	390 m
<b>Floorspace</b>	70 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

€ 313 000

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Modern two-bedroom apartment for sale in Makarska, located on the first floor of a new residential building with an elevator, just 390 meters from the sea. This attractive property offers an ideal combination of comfort, functionality, and an excellent location on the Makarska Riviera, making it perfect for permanent living, a holiday home, or a profitable tourist rental investment.

With a total living area of 70 m<sup>2</sup>, the apartment is thoughtfully designed to provide a spacious and bright living environment. It features an entrance terrace, two south-facing bedrooms filled with natural light, a bathroom, a separate toilet, and a large open-plan living room with a kitchen and dining area. An east-facing balcony offers a pleasant sea view, ideal for enjoying morning sun and relaxing moments by the coast.

The apartment comes with an outdoor parking space and two convenient storage rooms, adding extra value and practicality. One storage room of 3.19 m<sup>2</sup> is located on the ground floor of the building, while the second, measuring 5 m<sup>2</sup>, is situated directly next to the apartment entrance for easy access.

The location is one of the property's key advantages, with the sea, beaches, restaurants, and the center of Makarska all within a short walking distance. This exceptional setting, combined with modern construction and a functional layout, makes the apartment an excellent opportunity for anyone looking to buy real estate on the Makarska Riviera, whether for personal use or as a high-demand tourist rental property.

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.

### **Property advantages:**

Storage  
Lift  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
4.471 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.958 €

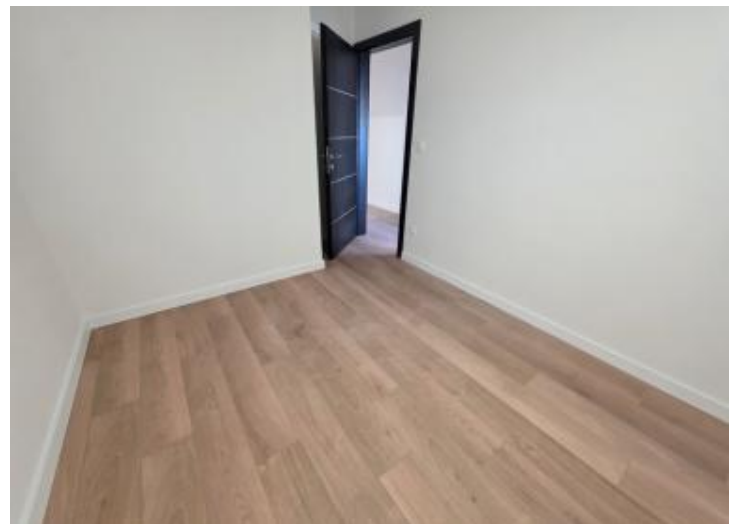
Median price/m<sup>2</sup> of this type  
in this region:  
3.889 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

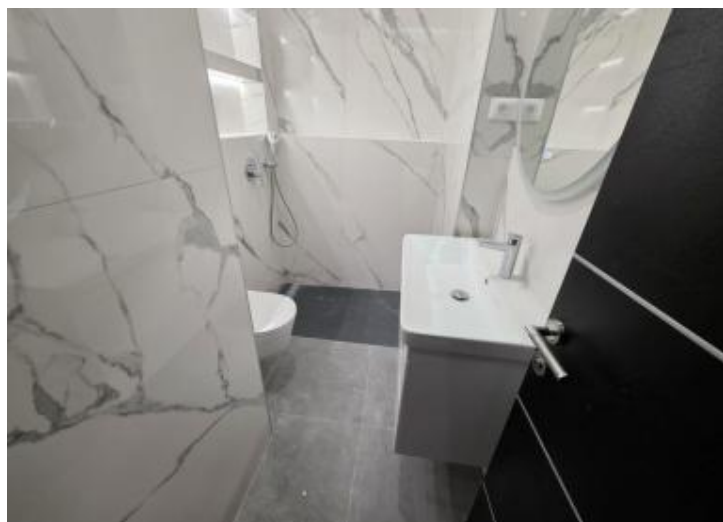
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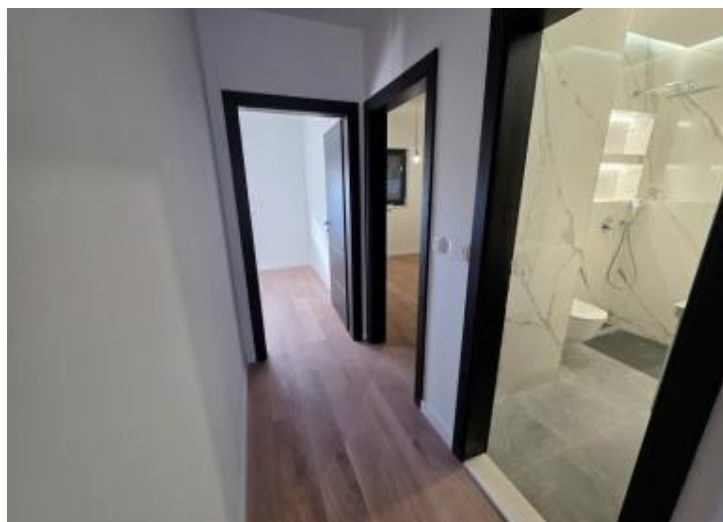
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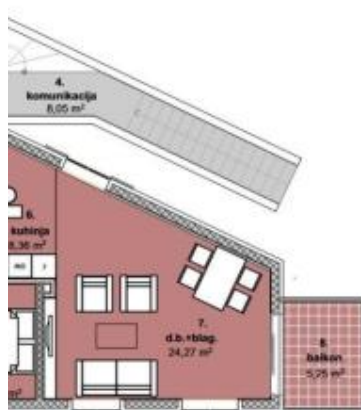
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S4		
prostorija	površina	ku
1. hodnik	5,33	
2. kupaona	4,62	
3. soba	10,25	
4. soba	9,04	
5. wc	1,25	
6. kuhinja	8,36	
7. d.b. + blagovaona	24,27	
ukupno m <sup>2</sup>	<b>63,12</b>	
8. balkon	5,25	
9. ulazna terasa	2,77	
10. PM 4	12,50	
11. sprema S1	3,19	
pripadci ukupno m <sup>2</sup>	<b>23,71</b>	
<b>SVEUKUPNO m<sup>2</sup></b>	<b>86,83</b>	