



Code :	SAV2248
Location :	Makarska
Building size :	370 m2
Lot size :	338 m2
Distance from sea :	1500 m
Number of rooms :	5
Year of built :	2024
Heating :	Current (Electricity)
Energy efficiency :	processing

Price :	1.190.000 €
---------	-------------

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Luxury villa under construction with elevator and breathtaking views

Located 1.5 km from the beach above Makarska, situated in Veliko Brdo, this villa offers to a future owner a prime location, privacy, tranquility, and an uninterrupted and "eternal" view of the sea and the city.

The surroundings of the entire property are adorned with natural vegetation; to the west of the house, there are olive groves, while the rest of the house is adorned with pine trees, palms, and other domestic plants.

In the high shell-and-core construction phase, the potential buyer has the opportunity to participate in the selection of equipment and the final touches, planned to be completed by September, no later than November 2024.

### VILLA DESCRIPTION

The villa spans three levels connected by a panoramic elevator and staircase. There are four parking spaces in the property's courtyard.

The layout of this property offers the following possibilities for the future owner:

- Exclusive tourism (renting the entire property)
- Combination of exclusive tourism with a separate 1st floor for the owner

On the ground floor, with a separate entrance, there is a spacious, modern Dalmatian tavern with a large built-in fireplace. Next to the tavern is a space with technical facilities and storage.

To the left of the main entrance, there is a hallway with a laundry room, three bedrooms; each with its own bathroom and terrace.

On the first floor of the house, there is a one-bedroom apartment of 144,50 m2, consisting of a living room with a kitchen, a bedroom, a bathroom, and two spacious terraces.

The second floor of the villa is designed as an entertainment room, featuring

a luxuriously equipped living room with a kitchen, a bathroom, and a covered terrace.

On the third floor of the villa, there is a sun deck and an infinity pool of 25 m<sup>2</sup>, offering a fantastic view of the sea, Makarska, the islands, and the Biokovo mountain.

VILLA EQUIPMENT: The entire property is built with the highest quality materials and is sold fully furnished with the option to purchase without furniture. PVC windows, glass railings on terraces and interior stairs, floors covered with ceramics, bathrooms equipped with sanitaryware (GROHE, GEBERIT) and underfloor heating, floor air conditioning (MITSUBISHI) in all rooms, water and electricity supply on all terraces, as well as built-in remote-controlled awnings.

What additionally enhances this villa are numerous modern ceiling fixtures in all rooms of the house as well as in the surroundings of the property itself. Unfurnished, the villa costs EUR 1,190,000 and furnished EUR 1,290,000.

MEDIA CONCEPT d.o.o.

Zvančiči 54 E, 51211 Matulji

Web: [www.kroatien-exklusivimmobilien.com](http://www.kroatien-exklusivimmobilien.com)

Mail: [info@media-concept.hr](mailto:info@media-concept.hr)

Tel: +385 51 711 499 Mob: +385 91 22 31 194