

# New development

## Makarska, Dalmatia



<b>Ref</b>	RE-LB-FIL038
<b>Type</b>	New development
<b>Region</b>	Dalmatia › Makarska
<b>Location</b>	Makarska
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	62 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 260 040

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New residence under construction offers two-bedroom apartments!

Residence is located in the city center, district Glavica, only 400m from the sea and the beautiful beaches of the Makarska Riviera.

They are located in a smaller building with an elevator, which consists of a basement with garage spaces and storage rooms and four floors with two two-bedroom apartments.

The apartments will be equipped with entrance security doors, air conditioning, external openings of a renowned manufacturer, decorated and equipped bathrooms with underfloor heating...

The apartments on the west side have a total area of 62 m<sup>2</sup> and consist of two bedrooms, a bathroom, a toilet, a living room with a kitchen and a dining room, and a south balcony of 5.57 m<sup>2</sup>.

The apartments on the east side have a total area of 63 m<sup>2</sup> and consist of two bedrooms, a bathroom, a toilet, a living room with a kitchen and a dining room, and an east balcony of 5.51 m<sup>2</sup>.

### Price-list:

GROUND FLOOR: NW: 62 m<sup>2</sup>; €260,400

SE: 63 m<sup>2</sup>; €264,600

1ST FLOOR: NW: 62 m<sup>2</sup>; €260,400

SE: 63 m<sup>2</sup>; €264,600

2ND FLOOR: NW: 62 m<sup>2</sup>; €266,600

SE: 63 m<sup>2</sup>; €270,900

3RD FLOOR: NW: 62 m<sup>2</sup>; €272,800

SE: 63 m<sup>2</sup>; €277,200

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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Price per m<sup>2</sup>:  
4194 €

Average price/m<sup>2</sup> of this type  
in this region:  
3386 €

Median price/m<sup>2</sup> of this type  
in this region:  
3582 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4262 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3987 €



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