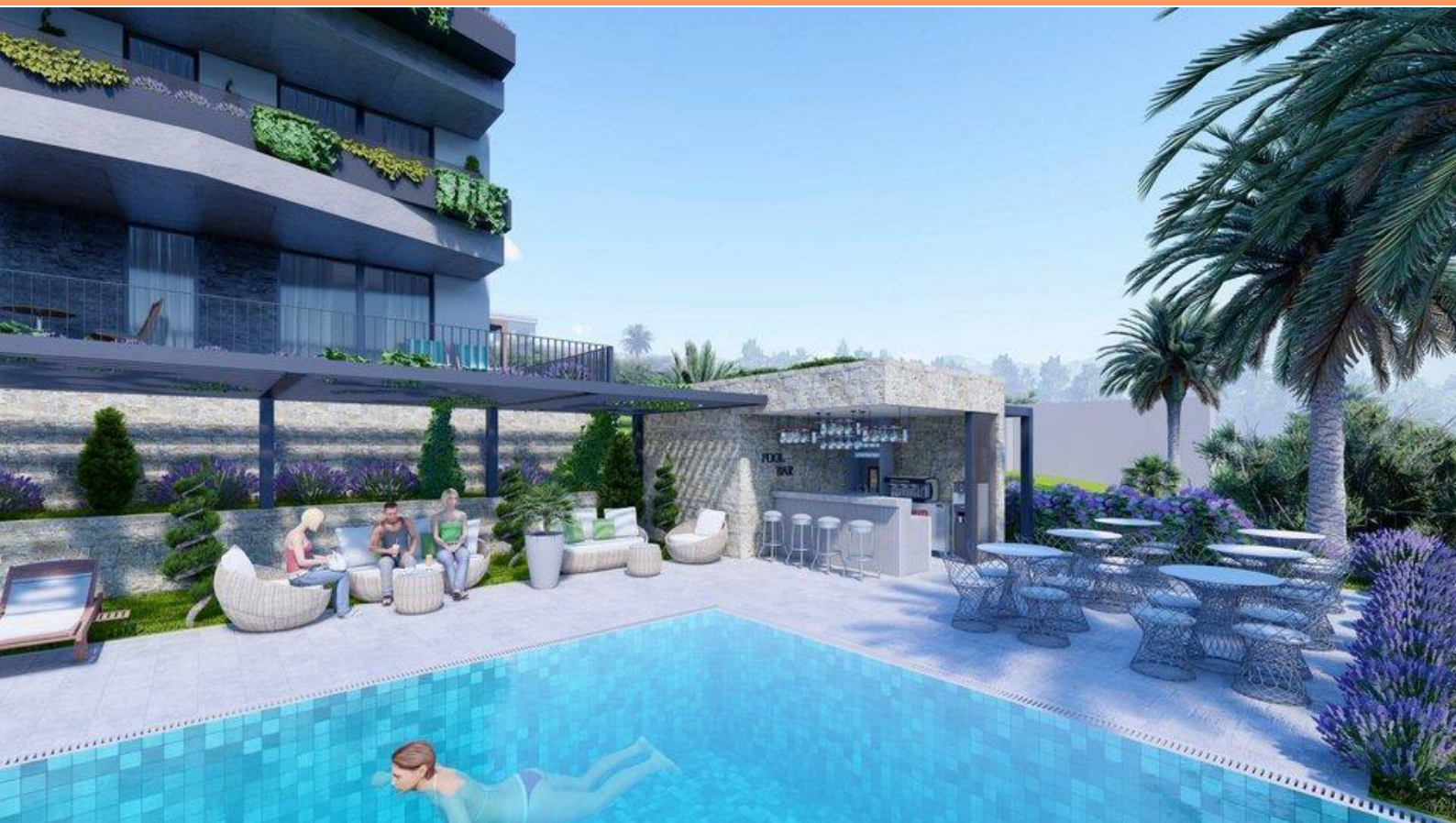


New development

Makarska, Dalmatia



Ref	RE-LB-IRO1506
Type	New development
Region	Dalmatia › Makarska
Location	Makarska
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	82 sqm
Plot size	14 sqm
No. of bedrooms	3
No. of bathrooms	1
Price	€ 336 240

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Makarska, Dalmatia



Semiramide gardens modern new complex that brings a touch of freshness and original architectural solutions to the world of real estate in Makarska!

This luxury residence consists of 3 luxury buildings with a total of 120 apartments (40 per building) and 144 garage parking spaces.

The complex contains 2 outdoor swimming pools, jacuzzi pools, a children's playroom and a cocktail bar, which will provide future tenants with plenty of entertainment and opportunities to relax.

The vision is to create the highest standard of urban living and, in addition to comfort and privacy, provide tenants with more free time for themselves and healthy lifestyle habits.

The architectural solution, space design and construction quality were made according to the highest world standards, and special emphasis was placed on environmental protection and the creation of a quality living environment.

In order for the quality of maintenance and services to permanently remain at the highest level, long-term management of the complex by the company's management is planned.

Apartments for sale:

one-bedroom apartments, 45 m² - 50 m²

two-bedroom apartment, 65 m² - 70 m²

three-bedroom apartment of approx. 80 m².

Apartment S001 has an area of 82.01 m² and is located on the ground floor of the building. It consists of: hallway, living room, kitchen, dining room, three bedrooms, bathroom, additional toilet, two terraces and a garden of 14.63 m².

Prices for a garage parking space:

€25,000 on floor -1

€20,000 on floor -2

Expected completion of works and occupancy in the spring of 2025.

Availability in April 2024:

BUILDING 1:

Ground floor - 68,99 m² netto - 269 061 €

4th floor - 66,29 m² netto - 278 712 €

New development

Makarska, Dalmatia



BUILDING 2:

Ground floor - 51,11 m2 netto - 194 218 €

Ground floor - 75,77 m2 netto - 310 657 €

1st floor - 72,63 m2 netto - 305 046 €

3rd floor - 66,92 m2 netto - 254 296 €

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 m²:
4100 €

Average price/m² of this type
in this region:
3386 €

Median price/m² of this type
in this region:
3582 €

Average price/m² of this type
in Croatia:
4266 €

Median price/m² of this type
in Croatia:
3988 €

New development

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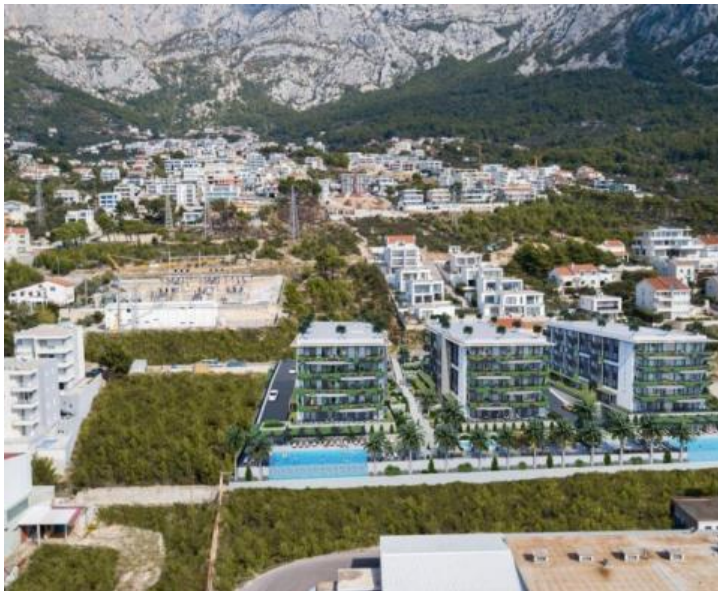
New development

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