

Apartment

Makarska, Dalmatia



Ref	RE-LB-IRO1505
Type	Apartment
Region	Dalmatia › Makarska
Location	Makarska
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	51 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 194 218

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We are proud to demonstrate you one of the best apartments in Semiramide gardens new boutique residence in Makarska.

It is a modern luxury complex that brings a touch of freshness and original architectural solutions to the world of real estate in Dalmatia.

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

The complex benefits 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.

The apartment in offer of 51.11 m² is located on the ground floor of the building. It consists of: hallway, bathroom, kitchen with dining room and open concept living room, bedroom and terrace, an ideal place to relax and enjoy the outdoors at any time of the year. The apartment also has an attached garden, which provides an opportunity to create a personal garden paradise.

Apartments for sale: two-room apartment, 65 m² - 70 m²

three-room apartment of approx. 80 m².

All apartments have an open view of the sea.

There are more apartments in the residence:

two-bedroom apartment, 65 m² - 70 m²

three-bedroom apartment of approx. 80 m².

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

The apartments available for sale are by April 2024:

BUILDING 1

Ground floor - 68.99 m² net; hallway, bathroom, toilet, living room with kitchen and dining room, two bedrooms, terrace, garden - €269,061

4TH FLOOR - 66.29 net; ; hallway, bathroom, toilet, living room with kitchen and dining room, two bedrooms, balcony/loggia - €278,712

BUILDING 2

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GROUND FLOOR - 51.11 m² net; hallway, bathroom, living room with kitchen and dining room, bedroom, terrace/loggia, garden - €194,218

GROUND FLOOR - 75.77 m² net; hallway, bathroom, toilet, living room with kitchen and dining room, two bedrooms, terrace, garden - €310,657

1ST FLOOR - 72.63 m² net; hallway, bathroom, toilet, living room with kitchen and dining room, two bedrooms, balcony - 305 046

3RD FLOOR - 66.92 m² net; hallway, bathroom, toilet, living room with kitchen and dining room, two bedrooms, balcony / loggia - €254,296

Prices for a garage parking space:

€25,000 on floor -1

€20,000 on floor -2

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:
3808 €

Average price/m² of this type
in this region:
3511 €

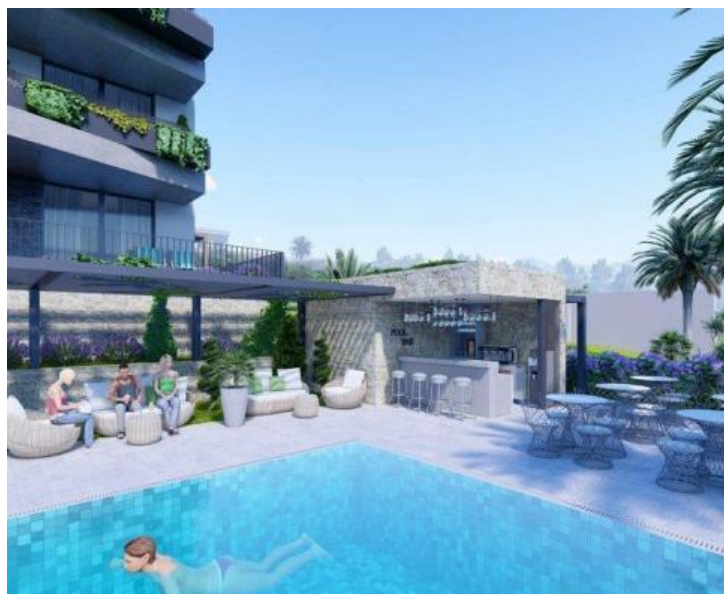
Median price/m² of this type
in this region:
3814 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4168 €

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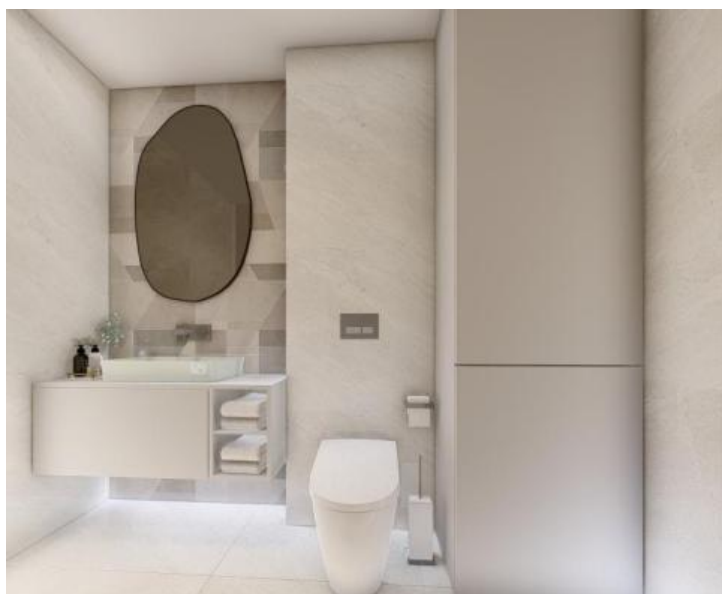
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