

Apartment

Makarska, Dalmatia



Ref	RE-LB-IRO1778
Type	Apartment
Region	Dalmatia › Makarska
Location	Makarska
Front line	No
Sea view	Yes
Distance to sea	600 m
Floorspace	108 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 378 175

Penthouse under construction, 600 meters from the beach in beautiful Makarska, with wonderful sea views! Exceptional new modern building with 27 residential units, two elevators, three business spaces, 18 garage spaces, 26 outdoor parking spaces and 10 storage rooms.

The location of the building offers future tenants an unobstructed panoramic view of the sea, while the proximity of a school, kindergarten, shop and all other facilities is an additional advantage.

The residence, due to its position, guarantees the true satisfaction of staying and living for the future owners, feeling of freedom and flight.

In the construction and furnishing, top-quality equipment will be used, balconies and loggias with flower beds, top-quality thermal, hydro and sound insulation, external openings with three chambers and insulating glass, security doors, high-class parquet, first-class ceramic tiles, air-conditioned rooms, TV, satellite and internet connection in every room, decently equipped bathrooms with built-in underfloor heating. The ground floor is at a height of 3 meters.

The price of a garage space from €15,000 - €18,000.

The price of an outdoor parking space: €5,000

Price of storage room in the basement: €1,600/m²

Here is the price-list for the available units:

GROUND FLOOR: €3,000/m²

S1-P: 67.90 m²; living room and dining room, kitchen, 2 bedrooms, bathroom, loggia - €203,700

S2-P: 41.18 m²; living room and dining room, kitchen, bedroom, bathroom, loggia - €123,540

S3-P: 40.88 m²; living room and dining room, kitchen, bedroom, bathroom, loggia - €122,640

S4-P: 68.88 m²; living room and dining room, kitchen, 2 bedrooms, bathroom, pantry, loggia - €206,640

S5-P: 47.78 m²; living room and dining room, kitchen, bedroom, bathroom, loggia - €143,340

S6-P: 66.48 m²; living room and dining room, kitchen, 2 bedrooms, bathroom, loggia - €199,440

1ST FLOOR: €3100/m²

S1-1: 72.30 m²; living room and dining room, kitchen, 2 bedrooms, bathroom, loggia - €224,130

S2-1: 62.66 m²; living room and dining room, kitchen, 2 bedrooms, bathroom, loggia - €194,246

S3-1: 72.73 m²; living room and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia - €225,463

S4-1: 79.93 m²; living room and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia - €247,783

S5-1: 47.68 m²; living room and dining room, kitchen, bedroom, bathroom, loggia - €147,808

S6 -1: 76.93 m²; living room and dining room, kitchen, 2 bedrooms, 2 bathrooms, storage room, loggia - €238,483

2ND FLOOR: €3200/m2

S1-2: 72.30 m2; living room and dining room, kitchen, 2 bedrooms, bathroom, loggia - €231,360

S2-2: 62.66 m2; living room and dining room, kitchen, 2 bedrooms, bathroom, loggia - €200,512

S3-2: 75.40 m2; living room and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia - €241,280

S4-2: 79.93 m2; living room and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia - €255,776

S5-2: 47.68 m2; living room and dining room, kitchen, bedroom, bathroom, loggia - €152,576

S6-2: 76.93 m2; living room and dining room, kitchen, 2 bedrooms, 2 bathrooms, storage room, loggia - €246,176

3RD FLOOR: €3300/m2

S1-3: 72.30 m2; living room and dining room, kitchen, 2 bedrooms, bathroom, loggia - €238,590

S2-3: 62.66 m2; living room and dining room, kitchen, 2 bedrooms, bathroom, loggia - €206,778

S3-3: 75.40 m2; living room and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia - €248,820

S4-3: 79.93 m2; living room and dining room, kitchen, 2 bedrooms, bathroom, toilet, storage room, loggia - €263,769

S5-3: 47.68 m2; living room and dining room, kitchen, bedroom, bathroom, loggia - €157,344

S6 -3: 76.93 m2; living room and dining room, kitchen, 2 bedrooms, 2 bathrooms, storage room, loggia - €253,869

4TH FLOOR: €3500/m2

S2-4: 108.05 m2; living room and dining room, kitchen, 3 bedrooms, 2 bathrooms, toilet, 2 storage rooms, 2 loggias - €378,175

S3-4: 95.38 m2; entrance area, living room and dining room, kitchen, 3 bedrooms, 2 bathrooms, storerooms, 2 loggias - €333,830

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:
3502 €

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:
4485 €

Median price/m² of this type
in Croatia:
4163 €

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