

New development

Kastela, Dalmatia



| | |
|-------------------------|------------------|
| Ref | RE-LB-IRO2170 |
| Type | New development |
| Region | Dalmatia › Split |
| Location | Kastela |
| Front line | No |
| Sea view | No |
| Distance to sea | 800 m |
| Floorspace | 81 sqm |
| No. of bedrooms | 2 |
| No. of bathrooms | 1 |
| Price | € 266 000 |

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Modern design apartments in Kastela riviera, 800 meters from the sea and eback.

In the serene enclave of Kaštela, one discovers a modern apartment building poised within a newly constructed building, situated a mere 800 meters from the shimmering sea and just 400 meters from the bustling city center, where a wealth of amenities ensures a comfortable existence. This strategically positioned edifice lies conveniently between the renowned tourist destinations of Split and Trogir, with the added advantage of Split International Airport a mere 6 kilometers distant.

Presently under construction, this building offers the prospect of customization to suit the preferences of discerning buyers, with completion anticipated in May 2025.

Sample apartment S3 graces the second floor—functionally akin to the first at an elevation of 6 meters—boasting an area of 81.4 m².

Within its confines, one finds two inviting bedrooms, a well-appointed bathroom, and a kitchen seamlessly integrated with a living and dining area, complemented by a balcony and two garage parking spaces.

This residence showcases superior craftsmanship, featuring top-quality stone wool insulation, underfloor heating in the bathrooms, and an inverter air conditioning system. Furthermore, for an additional fee, air conditioning units may be installed in each room, allowing for a truly tailored environment. Buyers may also select their preferred ceramics and parquet flooring, as well as sanitary fixtures, with additional costs applied beyond the standard pricing.

Additionally, two other splendid apartments are available within the building:

- **Apartment S1**, occupying the ground floor yet elevated to a height of 2.5 meters, offers 146.36 m² of living space. This unit comprises a welcoming hallway, two bathrooms, a separate toilet, three spacious bedrooms, and an open-concept kitchen with dining and living areas. The apartment further benefits from a storage room and a terrace, along with two garage spaces and a private garden of approximately 40 m², where the possibility of a swimming pool exists for an additional fee. This residence is priced at €430,000.
- **Apartment S4**, an exquisite penthouse, encompasses an expansive 149.42 m². This residence features three bedrooms, two bathrooms, a pantry, and a kitchen that adjoins a living and dining area. With two balconies, both covered and uncovered terraces, and the indulgence of a jacuzzi, this penthouse also includes two garage parking spaces. The price for this remarkable dwelling is €542,000.

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Do not let this opportunity slip away—to reside in luxurious comfort in a new abode within this extraordinary locale!

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:
3284 €

Average price/m² of this type
in this region:
4161 €

Median price/m² of this type
in this region:
3929 €

Average price/m² of this type
in Croatia:
4262 €

Median price/m² of this type
in Croatia:
3987 €

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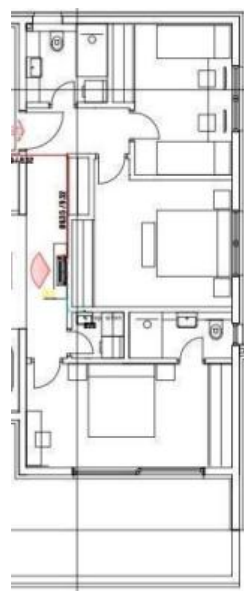
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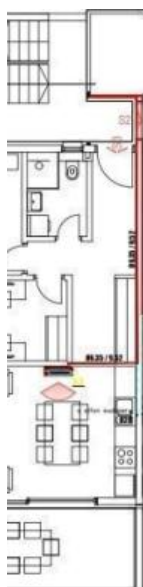
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| SADRŽAJ PROSTOR | | POVRŠINA UKUPNO (m²) |
|------------------------------|-------------------------|----------------------|
| 0 | Vanjsko stepenište | 19,07 |
| Stan S1 na koti ±0,00 | | |
| 1 | Hodnik | 10,56 |
| 2 | Kupaonica | 4,74 |
| 3 | Spavaća soba | 12,19 |
| 4 | Spavaća soba | 14,91 |
| 5 | Kupaonica | 3,50 |
| 6 | WC | 1,75 |
| 7 | Spavaća soba | 15,85 |
| 8 | Kuh/blagov/dnev.boravak | 37,02 |
| 9 | Sprema | 1,69 |
| 10 | Terasa | 38,29 |
| Ukupno stan S1 neto | | 140,50 |
| UKUPNO neto | | 159,57 |

1. KAT Stan S1



| | | |
|------------------------------|--------------------------------|-------|
| Stan S3 na koti +2,95 | | |
| 1 | Hodnik | 10,72 |
| 2 | Kuhinja/d.boravak/blagovaonica | 24,02 |
| 3 | Spavaća soba | 10,19 |
| 4 | Spavaća soba | 11,03 |
| 5 | Kupaonica | 4,08 |
| 6 | Balkon | 14,72 |
| Ukupno stan S3 neto | | 74,76 |

2. KAT Stan S3



| SADRŽAJ PROSTOR | | POVRŠINA UKUPNO (m²) |
|------------------------------|-------------------------|----------------------|
| 0.1 | Vanjsko stepenište | 14,53 |
| 0.2 | Nenatkrivena terasa | 9,42 |
| Stan S4 na koti +5,90 | | |
| 1 | Hodnik | 10,33 |
| 2 | Kupaonica | 5,31 |
| 3 | Spavaća soba | 11,97 |
| 4 | Spavaća soba | 14,14 |
| 5 | Kuh/blagov/dnev.boravak | 37,37 |
| 6 | Spavaća soba | 11,17 |
| 7 | Kupaonica | 3,63 |
| 8 | Natkrivena terasa | 27,67 |
| 9 | Nenatkrivena terasa | 11,00 |
| 10 | Natkriveni balkon | 3,73 |
| 11 | Balkon | 25,14 |
| Ukupno stan S4 neto | | 161,46 |
| UKUPNO neto | | 185,41 |

3. KAT Stan S4 Penthouse