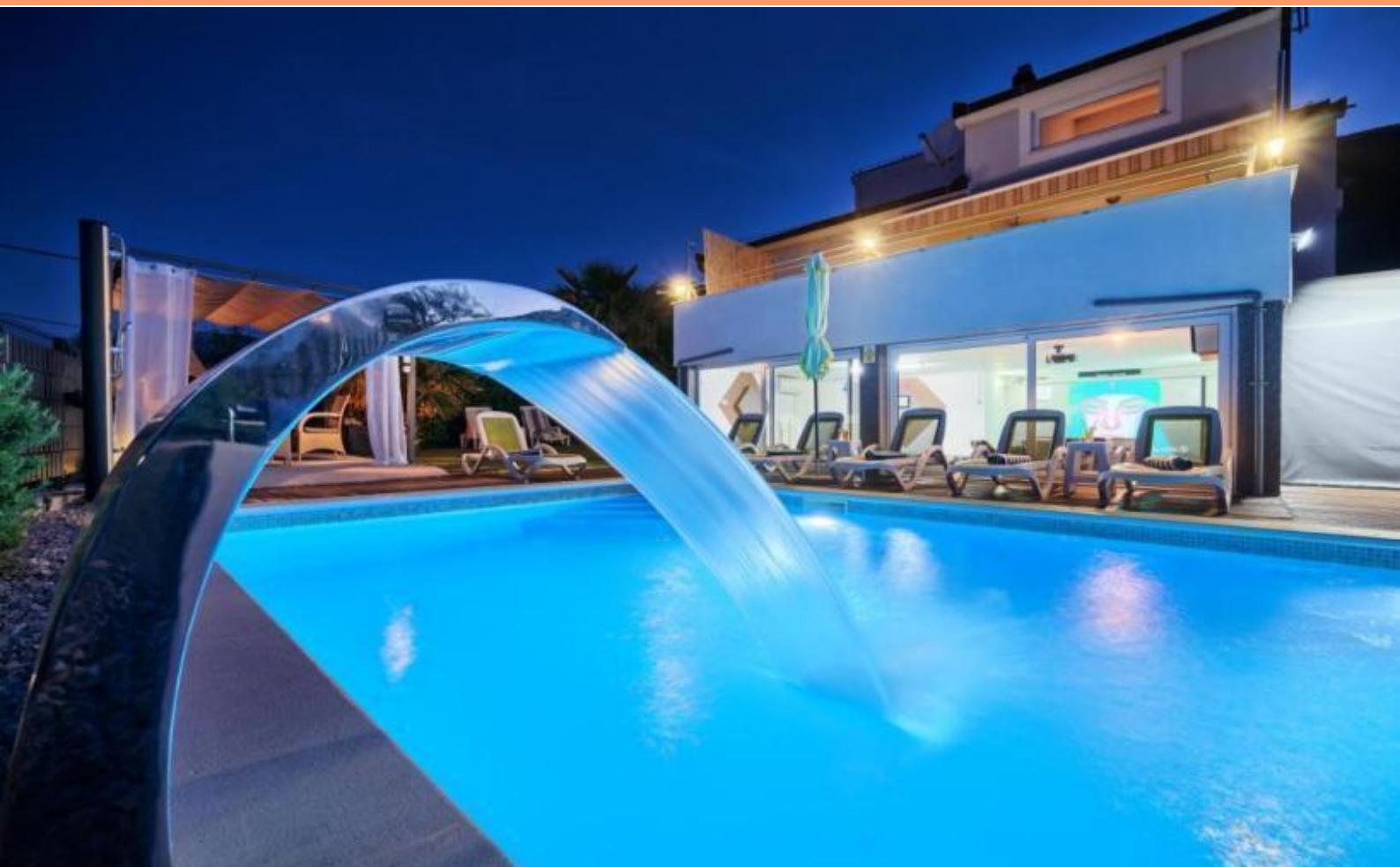


Villa

Kastela, Dalmatia



Ref	Re-LB-IRO2268-TON
Type	Villa
Region	Dalmatia › Split
Location	Kastela
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	250 sqm
Plot size	805 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 860 000

Villa

Kastela, Dalmatia



Experience the perfect blend of luxury and tranquility in this stunning villa in Kastela, set on an 805 m² land plot, just 2 km from the beach and 7 km from Split Airport! Unique location between historic cities of Split and Trogir!

Covering 250 m², this charming villa's meticulously designed interior exudes comfort and style. It features four spacious bedrooms and two elegant bathrooms. At the heart of the home is a modern living room with an open kitchen and dining area, ideal for family gatherings while enjoying breathtaking views.

On the ground floor, you'll find a vibrant entertainment space complete with a billiard table, TV, and projector. Upstairs, there's a gym in the mezzanine area for your fitness needs. The basement adds even more possibilities, offering space that can be transformed into a spa, playroom, or whatever suits your desires.

Outside, the villa boasts a heated swimming pool with a cooling option, a sun deck, and a gazebo with a pergola and barbecue—creating a perfect outdoor oasis for relaxation.

A garage with direct access to the house and a covered parking area for three cars enhance the property's convenience.

Equipped with air conditioning and underfloor heating powered by a heat pump, this villa ensures year-round comfort.

Nestled in a peaceful setting, the villa offers complete privacy, while the panoramic sea view provides a true sense of Mediterranean paradise.

Whether you're seeking a prime investment in tourism or the perfect family retreat, this villa is an exceptional opportunity!

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.

Villa

Kastela, Dalmatia



Price per m²:
3440 €

Average price/m² of this type
in this region:
5900 €

Median price/m² of this type
in this region:
4583 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

Villa

Kastela, Dalmatia



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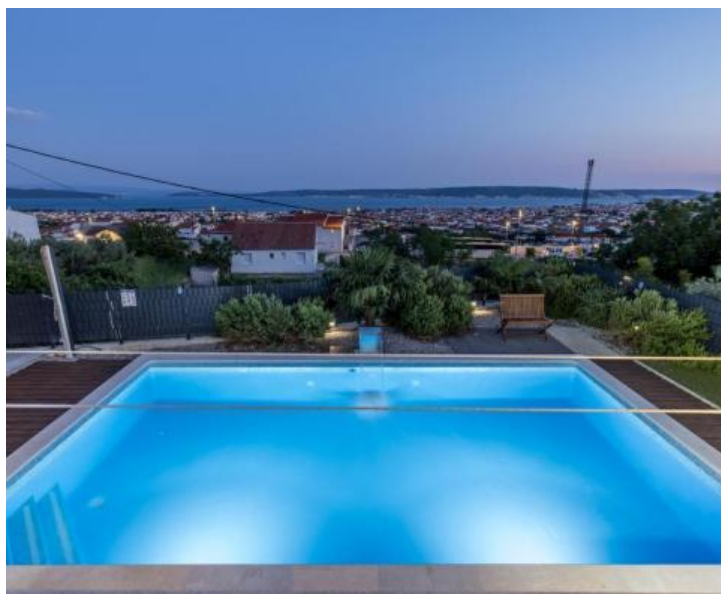
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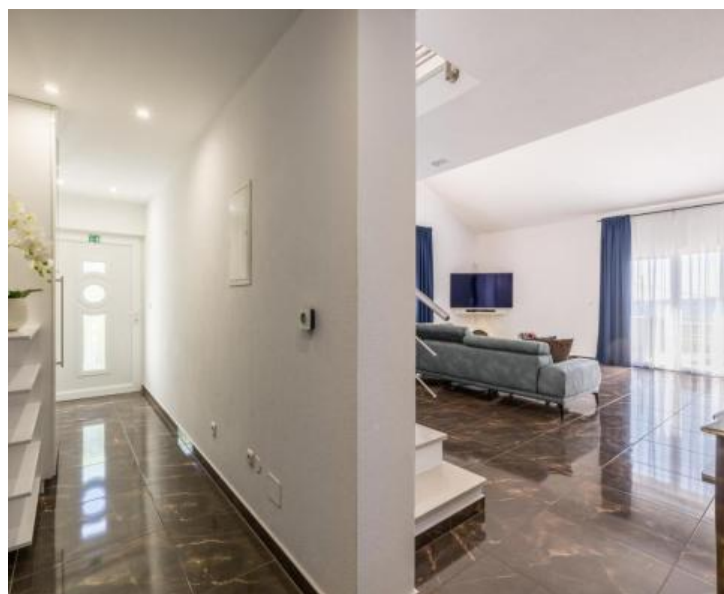
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