

Villa

Kastela, Dalmatia



Ref	RE-LB-IRO2364
Type	Villa
Region	Dalmatia > Split
Location	Kastela
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	277 sqm
Plot size	1460 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 100 000

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A luxury villa located in a quiet location in Kaštel Novi, surrounded by olive groves, vineyards and luxury villas, providing the perfect environment for enjoyment and relaxation.

The location is extremely practical, as there are shops, kindergartens and restaurants in the immediate vicinity, and the sea and the nearest beach are only 2 kilometers away. Magic Split city is less than 8 km from this fantastic property.

The villa covers 277 m² of living space, distributed over the ground floor and first floor. On the ground floor there is a spacious living room with a kitchen and dining room, a bedroom with its own bathroom, an additional toilet and a storage room. The living room leads to an outdoor area with a fireplace, a space for socializing, a sundeck and a heated pool of 40 m². There is a large engine room and a storage room under the pool.

Upstairs there are three bedrooms, each with a private bathroom, a children's playroom that can also be used as a bedroom, and a gym. The entire floor is surrounded by a spacious terrace with a wonderful view of Split, Kaštela, the sea and the islands.

Every room in the house is equipped with air conditioning, and the house is surrounded by a Mediterranean garden and an olive grove with 15 olive trees.

It is surrounded by a modern fence, and the remote-controlled gate provides easy access to the large parking lot.

The villa is decorated in a Mediterranean style and is sold fully furnished and equipped, and an additional advantage is that the house is fully adapted for people with disabilities.

The ideal position between Trogir and Split makes it an excellent investment, especially for luxury tourism, because it was designed according to the highest standards and can be categorized with 5 stars.

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:
3971 €

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:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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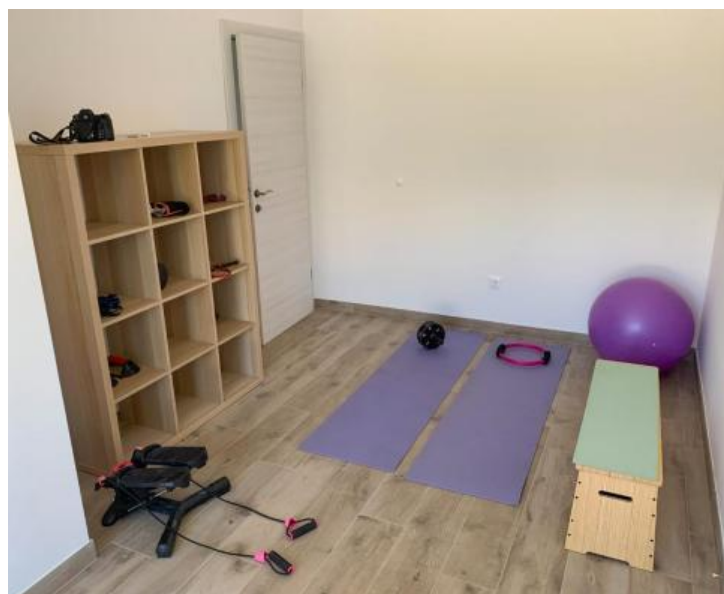
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