

# House

## Kastel Stafilic, Dalmatia



<b>Ref</b>	RE-LB10207
<b>Type</b>	House
<b>Region</b>	Dalmatia › Split
<b>Location</b>	Kastel Stafilic
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	380 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

€ 595 000

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This unique waterfront property is located along the promenade in the center of Kastel Stafilic opposite the moorings!

This is an ideal location between Trogir and Split and Split International airport is only 4 km away.

The house has a surface of approximately 380 m<sup>2</sup> of living space and is divided into ground floor, 2 floors and attic.

On the ground floor there is a studio apartment that has its own separate entrance (apartment for guests or renting) and entrance to the main part of the property where the entrance area is located, 2 rooms that currently serve as laundries and storage and a toilet.

An internal staircase leads to the first floor, which consists of a wc, living room, kitchen and dining room and a bathroom and terrace of 37 m<sup>2</sup> with open sea views.

On the second floor there is one bedroom with a sea view, one study/office and a bathroom.

The house has been completely refurbished, equipped with luxury furniture and the renovation used top quality materials.

The house is air conditioned and has underfloor heating newly installed.

### NOTE:

On the north side of the house is a ruin with a floor area of 43 m<sup>2</sup>, for which the owners have obtained a building permit for the construction of a building with a total living area of 100 m<sup>2</sup>.

The building permit is valid and construction can be started immediately.

In this connection the property has a great investment attractiveness.

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 m<sup>2</sup>:  
1566 €

Average price/m<sup>2</sup> of this type  
in this region:  
2143 €

Median price/m<sup>2</sup> of this type  
in this region:  
1566 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4067 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3551 €



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