

Villa

Kastel Stafilic, Dalmatia



Ref	RE-LB-BL013
Type	Villa
Region	Dalmatia › Split
Location	Kastel Stafilic
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	160 sqm
Plot size	723 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 2 200 000

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Rare villa with **swimming pool** of an excellent location, **in the first row to the sea** in Kaštel Štafilic, between Split and Trogir.

The house is located in a quiet neighborhood, near all necessary facilities for a pleasant stay.

The villa is in fact semi-detached, with a living area of approx. 164 m² is spread over a plot of 723 m².

Villa consists of a ground floor and an upper floor.

Ground floor space: bedroom, bathroom, living room, kitchen, dining room, terrace.

Upper floor space: hallway, 3 bedrooms, bathroom, terrace.

Villa was built in 1998, it is maintained in perfect condition.

The landscaped garden is enriched with an attractive swimming pool with a sunbathing area, gazebo, outdoor dining area and comfortable deckchairs.

Just a few steps from the swimming pool, you can enjoy direct access to the sea and the beach.

The property represents an excellent investment opportunity and has great potential for tourist rental.

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:
13750 €

Average price/m² of this type
in this region:
9475 €

Median price/m² of this type
in this region:
9167 €

Average price/m² of this type
in Croatia:
7957 €

Median price/m² of this type
in Croatia:
6667 €

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