

Villa

Kastela, Dalmatia



Ref	RE-LB2259
Type	Villa
Region	Dalmatia › Split
Location	Kastela
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	180 sqm
Plot size	1012 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 990 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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Discounted!

Old price was 1 100 000 eur, new price is 990 000 eur!

In the picturesque setting of Kaštela, there stands a splendid new villa, offering an exquisite blend of privacy and luxury. Nestled within a protected green zone where no further construction is permitted, this property ensures peace and solitude. Ideally situated between the historic cities of Split and Trogir, the villa lies a mere 1.5 kilometers from the sea and its inviting beaches, with all necessary amenities close at hand.

This elegant single-story residence spans 180 square meters of living space, set upon a generous 1,012 square meter plot. The interior is a testament to refined taste and thoughtful design, featuring four expansive bedrooms, each equipped with a double bed, private en-suite bath, and individual air conditioning. The open-plan living area, seamlessly joined with a modern kitchen and dining room, exudes warmth and comfort—perfect for family gatherings and moments of quiet repose.

Outside, the villa reveals a secluded haven of relaxation—a private swimming pool, encircled by sun loungers and garden furnishings, all framed by the lush greenery, with not a single neighboring home to disturb the serenity. It is a place designed for those who wish to savor long, sunlit days in complete seclusion.

Moreover, the villa's location is further enhanced by its proximity to the renowned Sikuli Kaštel winery, just one kilometer away—adding a touch of indulgence to this already captivating setting.

With vistas that stretch to the sea, the villa accommodates five parking spaces, including two covered slots. It is offered fully furnished, dressed in a modern yet timeless style, ready for immediate occupation.

This property is a rare find, embodying the perfect harmony of luxury, tranquility, and convenience—ideal for those seeking a distinguished residence or a premier investment 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.

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Price per m²:
5500 €

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:
4368 €

Median price/m² of this type
in Croatia:
3869 €

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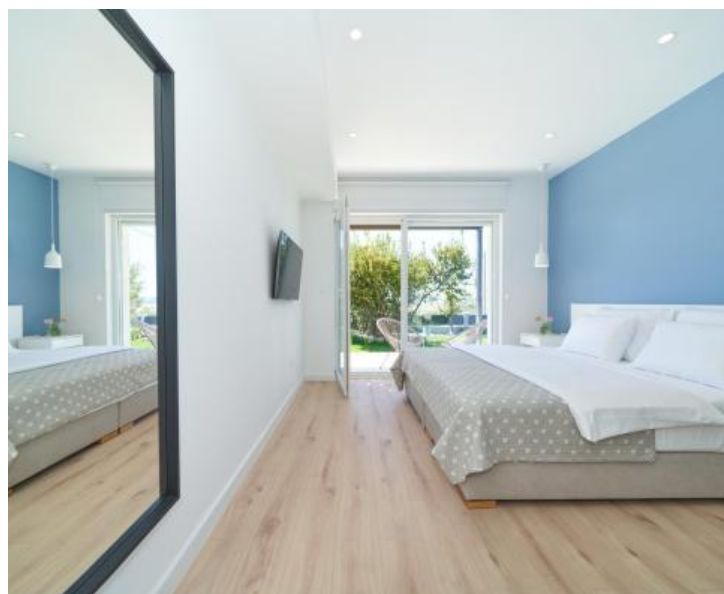
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