

# House

## Kastel Kambelovac, Dalmatia



<b>Ref</b>	RE-LB-IRO2504
<b>Type</b>	House
<b>Region</b>	Dalmatia > Split
<b>Location</b>	Kastel Kambelovac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	220 sqm

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<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 850 000

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Situated in the peaceful and charming town of Kaštel Kambelovac, just 250 meters from the sea, this newly built luxury property offers the perfect balance of comfort, elegance, and functionality.

Ideally positioned only 10 kilometers from the historic cities of Split and Trogir, and just 7 kilometers from Split Airport, the villa is easily accessible and well-suited for both residential living and tourist rentals.

The surrounding area is filled with amenities, including a scenic seaside promenade lined with restaurants, shops, and cafés, adding to the relaxed and vibrant atmosphere of this coastal location.

The villa offers 180 square meters of living space spread across two floors. The ground floor features three spacious bedrooms, two stylish bathrooms, and an elegant kitchen connected to the dining and living area. The upper floor includes two additional bedrooms, another bathroom, and a second kitchen with a dining room and living area, making the layout ideal for a larger family or multiple rental units.

Outdoor spaces include a 24-square-meter terrace and a 12-square-meter balcony, while the 220-square-meter yard features a paved courtyard, built-in jacuzzi, a garage, and secured parking.

This villa is a standout opportunity for year-round living or a high-potential tourist investment. With its modern design, great location, and practical layout, it offers much more than just a home by the sea.

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>:  
4722 €

Average price/m<sup>2</sup> of this type  
in this region:  
3253 €

Median price/m<sup>2</sup> of this type  
in this region:  
2574 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2870 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2543 €

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