

Villa

Kastel Stafilic, Dalmatia



Ref	RE-LB11169
Type	Villa
Region	Dalmatia › Split
Location	Kastel Stafilic
Front line	Yes
Sea view	Yes
Distance to sea	2 m
Floorspace	360 sqm
Plot size	2300 sqm
Price	€ 1 300 000

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Great investment property on the first line to the sea in Kastel Stafilic on large land on 2300 sq.m.! The property has direct access to the pebble beach which is pretty much isolated! Perfect location between Split and Trogir!

The house has a living area of 360m² and requires a complete refurbishment.

It consists of ground floor, first floor and attic.

The ground floor has a kitchen and dining room, separate living room, 2 bedrooms and a bathroom

On the first floor there are 3 bedrooms, kitchen and dining room, separate living room (there may be a fourth bedroom), 1 balcony

High attic: 2 balconies, 1 room and one large, unfurnished room with sloping roof

Stairs lead from the ground floor to the basement /storeroom.

In front of the house are 2 closed garages, covered summer kitchen, an additional house/annex with 2 rooms and a bathroom and another space that serves as storage.

All buildings/premises are in need of complete renovation.

The land plot also has a source of drinking water and two electricity connections, its own macadam access road to magistral.

We would recommend to demolish all the buildings and construct a super-modern luxury villa here. Or two villas.

Alternatively a tourist property could be perfect here.

Fantastic location between the cities of Split and Trogir and the proximity of International airport of Split (Kastela) gives this property a huge potential for various investment opportunities in tourism.

NOTE:

One more land plot can be bought nearby-

<https://www.adrionika.com/property/land-plot-north-and-middle-dalmatia-split-sqm-1625000-eur>

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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