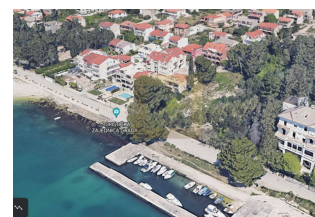
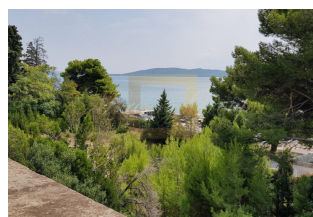
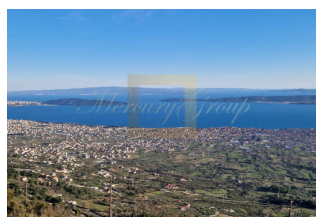
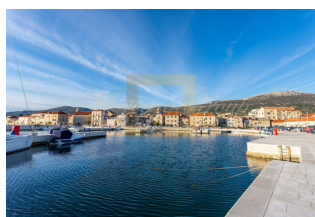




Kaštela, beautiful villa first row to the sea 30 m

Croatia, Dalmatia

Price:	€ 750 000
Object type	House
Market	New building
Year built	1930
Bedrooms	10
Number of rooms	10
Land area	776 m2
Area	1125 m2
Category	For sale



Beautiful autochthonous Dalmatian villa in an excellent location, first row to the sea.

The gross surface area is 335 m2, in nature it consists of a two-story building divided into three floors. In nature, it is a villa by the sea, one main object is a villa in an exceptional location, next to which a smaller house in a row leans.

On the ground floor there are two separate residential units, one of 89 m2 and the other of 63 m2.

The first floor of 97m2 is a three-room apartment with two rooms with their own en-suite bathrooms, one of these rooms has its own balcony, and the third room with a south-facing balcony, a kitchen with a dining room and a living room.

The second floor is in nature an attic, the residential part in which there is an entrance hall and one bedroom with its own terrace, the other part is a non-residential part of the attic. There is a possibility to upgrade the attic.

Adaptations into several residential units within the existing dimensions are also possible.

There is a conceptual solution for the adaptation of the building in the existing dimensions, which does not require a building permit according to the Ordinance on simple works and buildings.

The yard of the house has an area of 605 m2 and consists of an access road of 115 m2 and a yard in front of the building on the south side of 243 m2 and a yard behind the building on the north side of 247 m2.

On the plot it is possible to organize parking for at least 6 vehicles (3 with access from the north side of the



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building and 3-4 with access from the south sea side) and the extension of an auxiliary building in the function of the main building with an area of up to 50 m2, on the northern part of the plot.

The house is positioned in an excellent location, first row by the sea, in the center of the town, and in the immediate vicinity there are all the necessary facilities for a comfortable life.

The town of Kaštela is a modern area with one of the longest coastlines in Croatia.

Located between the two UNESCO cities of Split (17 km) and Trogir (10 km), it is one of the best areas for living and vacationing, beaches and promenades by the sea with numerous catering facilities.

Split International Airport is 5 km away, the famous Kaštela marina and an excellent accessible expressway make this property an excellent investment and place to live.

For more information and all questions, I am at your disposal at the mentioned contacts.

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