



**Split, Kaštel Štafilić, beautiful villa  
 for living and vacation**

*Croatia, Dalmatia*

|                        |                  |
|------------------------|------------------|
| <b>Price:</b>          | <b>€ 980 000</b> |
| <b>Object type</b>     | House            |
| <b>Market</b>          | New building     |
| <b>Year built</b>      | 2023             |
| <b>Bedrooms</b>        | 4                |
| <b>Number of rooms</b> | 4                |
| <b>Land area</b>       | 513 m2           |
| <b>Area</b>            | 245 m2           |
| <b>Category</b>        | For sale         |



In Kaštel Štafilić, 150 m from the sea, a beautiful villa is being built for living and vacation.

The villa is being built on a land area of 513 m2 in 2 floors, and the net usable area of the villa is 221 m2.

The villa on the ground floor has a spacious living room, kitchen, dining room, utility room and toilet. On the 1st floor there are 2 spacious rooms with attached bathrooms and wardrobes, 2 single rooms with a shared bathroom. All rooms have access to the terrace.

In the construction of the villa, top quality materials are used and high construction standards are applied. The villa will be built with a flat impervious roof, and the planned wall insulation is made of 10 cm stone wool, while the windows will be made of aluminum carpentry.

In the interior of the villa, every room will have an air conditioner and underfloor heating will be carried out throughout the house, while the floor coverings will be made of ceramics.

The villa has a heated pool of 40 m2 with a sunbathing area, an outdoor grill, a garage for one vehicle and 2 covered parking spaces.

The house will have photo solar panels, a 1.6 meter high partition will be erected around the villa, while the front yard door will be remote controlled.

Special attention will be paid to careful horticultural arrangement.



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The villa is currently under construction, rough construction works are expected to be completed by the end of 10 months, the expected completion of construction is 6/2024, so the buyer is given the opportunity to come up with details in the final decoration of the interior and exterior of the villa based on individual design solutions and in agreement with the contractor.

Kaštel Štafilić is a wonderful village that is part of 7 Kastels, 20 km (25 min drive) from Split. A recognizable feature of Kaštel Štafilića is the fortress known as Rotondo Castle from 1508. In the western part of Kaštel Štafilić, there is the Nehaj tower, which was built in 1548. started to build Ljudevit and Ivan Lodi, although unfinished, catches the eyes of artists, poets and tourists. Sometimes during high tide it looks like it is sailing on the sea. The first church in Štafilić was built in 1566. on which numerous alterations were made to the present, baroque appearance. It contains a miraculous icon from the 16th century, traditional castellan gold jewelry, and statues of St. Blaža and St. Lucie, works by Marin Studin.

As one of the pearls of the Kaštela Bay, Kaštel Štafilić is the right place to enjoy cultural and historical sights and at the same time an exceptional location for living and vacationing.

I am available for all further questions.

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