

## Kaštel Stari - luksuzna vila sa bazenom, novogradnja, Kaštela, House



### Seller Info

Name: Agencija Angelus nekretnine  
First Name: Agencija  
Last Name: Angelus nekretnine  
Company Name: Angelus nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.angelusnekretnine.hr>

Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000

Address: Vlaška ulica 72  
Mobile: +385 91 482 6401  
Phone: +385 1 466 2233

About us: Angelus nekretnine d.o.o. is a company founded by a team that has almost two decades of experience in mediating real estate from eminent world names in this industry such as KingSturge, Jones Lang LaSalle and Engel & Voelkers. Angelus real estate agency with offices in Zagreb and Split, mediates in real estate business on the territory of the entire Republic of Croatia.

Traditional values such as reliability and sense of responsibility are the foundation of our work. Both features are firmly rooted in the philosophy of our company.

Responsibility and respect for our clients, the endeavor to always meet customer expectations, and the personal discipline and motivation of each of our employees

contribute to the high quality of our brokerage service.

Our strength is based on continuous training of our employees, constant updating of information and continuous transfer of knowledge within our company. When you sell your home with us, we assure you that your real estate will be advertised and presented in the right way. And when you buy your dream home, we will work in the hope that your dreams will become reality. It is our passion to find a new home or business space for you. It is important for us to feel comfortable in your new space and to fully meet your needs. At all stages of the buying or leasing process we are always actively assisting you, we are present with you at all stages of negotiations until final realization.

Reliability, competence and above all discretion are for us the most important pillar of our business, which makes us successful. We are here for you, at your service!

#### BASIC INFORMATION

Company: Angelus nekretnine d.o.o.

Short name: Angelus nekretnine

Headquarters: Vlačka ulica 72

OIB: 09618765380

Place of registration to

Commercial court and number

of entry: Zagreb, 02755556

Bank and account number:  
HR5124020061100902550  
Base capital: 20.000 kn  
Board members: Anastazija  
Darijević

## Listing details

### Common

Title: Kaštel Stari - luksuzna vila sa bazenom, novogradnja  
Property for: Sale  
House type: detached  
Property area: 257 m<sup>2</sup>  
Lot Size: 825 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 3  
Price: 950,000.00 €  
Updated: Dec 11, 2023

### Condition

Newbuild: yes  
Built: 2023

### Location

Country: Croatia  
State/Region/Province: Splitsko-dalmatinska županija  
City: Kaštela  
City area: Kaštel Stari  
ZIP code: 21213

### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: A+



### Parking

Number of parking spaces: 6

Covered parking space: yes

## Description

Description:

Angelus nekretnine offers for sale a luxurious newly built villa with a swimming pool in Kaštel Stari: LOCATION The villa is located in Kaštel Stari, 250 meters above the highway, in a very quiet area, surrounded by olive trees and newly built houses and villas. The town of Kaštela is the second largest town in the Split-Dalmatia County. It is special in that it has developed around seven settlements, i.e. forts - castles, each of which has its own unique charm, typical of the Mediterranean. It is also important to highlight the proximity of Split International Airport and the cities of Trogir and Split, which are well-known tourist destinations and are located on the UNESCO World Heritage List. In the immediate vicinity there is a kindergarten, a shop, pharmacies and all other facilities. It is approx. 1000 m away from the sea and the nearest beach. The property is ideal as an investment, since this location enables tourism and has been built according to all standards to be categorized with 5 stars, i.e. for luxury tourism. Also, due to the proximity of all facilities necessary for a comfortable family life, it is ideal as a property for family life. DESCRIPTION The villa is located on a plot of 940 m<sup>2</sup>, and the total area is 257 m<sup>2</sup>. It extends to the ground floor and the first floor, which are connected by internal stairs. On the ground floor there is a hallway, an open space area where there is a kitchen with a large island, a dining room and a living room, a bedroom with its own bathroom and a room with a toilet and a laundry room. The kitchen is made to measure, and a special impression is left by the long window in the kitchen, from which you can see olive trees and other greenery. Internal modern stairs lead to the first floor where there are 2 bedrooms, each with its own large bathroom and access to the terrace. The terrace offers an open, beautiful view of the sea and the Kaštela Bay. Between the rooms there is a large room that can be used either as a wardrobe or as a storage room. The living room on the ground floor leads to a large terrace and yard where there will be a heated swimming pool of 30 m<sup>2</sup>. Its complete construction is planned for the beginning of 2024. The villa is newly built, completely decorated and luxuriously furnished, and every room is air-conditioned. During construction, quality materials were used, it is very sound and thermally insulated, and it is equipped with designer furniture and ceramics. The surroundings of the villa are in the stage of decoration and will be completely finished at the beginning of 2024. The entire villa is fenced with cherry laurel trees, which additionally gives the property great privacy. In the garden of the villa, 10 olive trees, 3 lemon and orange trees, and linden trees were planted. There will be a total of 7 parking spaces, 2 of which are covered. There is the possibility of raising another floor and the possibility of closing the passage between the ground floor and the first floor, thus creating 2 residential units. Preparations have been made for external stairs, so that each residential unit would have its own separate entrance. A new property on the market, quality construction, fully furnished and equipped, and we definitely recommend it. ID CODE: 4693

## Additional contact info

Reference Number: 551477

Agency ref id: 4693