

## KAŠTEL KAMBELOVAC- MODERAN PENTHOUSE SA TOP POGLEDOM, Kaštela, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	KAŠTEL KAMBELOVAC- MODERAN PENTHOUSE SA TOP POGLEDOM
Property for:	Sale
Property area:	105 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	350,000.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	1
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### Description

Description:	SPLIT - KAŠTEL KAMBELOVAC - MODERN PENTHOUSE WITH TOP VIEW Luxuriously furnished apartments in Kambelovac in an exceptional
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location, building with 3 floors Near the school, kindergarten, restaurants, shops, etc. Distance from the sea: 250m Apartment 3: It is located on the second floor, It has 76 m<sup>2</sup> of interior space and 11 m<sup>2</sup> of covered terrace. It consists of 3 bedrooms, 2 bathrooms, hall, dining room, kitchen and living room. The apartment has an outdoor area, basically a 98 m<sup>2</sup> terrace with a sink and a view of the entire bay. Total net area: 82.81 m<sup>2</sup> + 23.11 m<sup>2</sup> (terrace net) , which makes 105.92 m<sup>2</sup> Exterior AL Carpentry: Aluminum profiles with an interrupted thermal bridge in the PK150tt lift-and-slide version, profile depth 150 mm, threshold at the level of the final inner floor for better connection of the inner and outer parts. MACO lifting-sliding hardware. Profile color RAL 7016 MATT. Triple glazing configuration 4+12+4+12(Ar)+4(LOW-e) Ug.=0.9 External PVC joinery: Profiles PVC series ALUPLAST IDEAL 8000, depth 85mm, six-chamber, three stable seals, iron reinforcement. OKOV ROTO NX hinged hinge. Profile color RAL 7016 (sand structure). Triple glazing configuration 4+12+4+12(Ar)+4(LOW-e) Ug.=0.9 External blinds: Thermal blinds of the EXTE ELITE series, depth 220 mm and height 200 mm, in the color of carpentry RAL 7016. All blinds are equipped with electric motors PERLA PM35S for lifting with the help of a button.tester. Aluminum fillings filled with polyurethane foam. Guides MINI with reinforced brush to prevent noise during wind impact. Environment: At the entrance to the courtyard there is a gate that opens via a license plate recognition system. Disposal and recycling of waste is planned for a green place outside the building. Common parts: The entrance proctor, staircases and corridors of the apartments are covered with stone-granite The staircases are naturally lit and ventilated. The staircase railing is made of steel locksmithing. Apartment height: All rooms in the apartments, except for the bathroom and utility room, are 275 cm high Interior carpentry: All internal openings are wooden joinery 210-220 cm high with sound insulation and wide moldings. The entrance fire and anti-burglary doors are opened via a smart cylinder that has 4 opening methods - PIN, RFID card, application and key Sanitary nodes: The walls of the sanitary units are tiled with ceramics up to the ceiling, walk-in showers with a glass partition, wall hangers for showers and lavandins are from the Hausgrohe brand. All sanitary units are equipped with ventilation. Console toilets are built into the prefabricated wall. Coverings/walls/floors The walls are polished and painted white, some walls and ceilings are in the style of industrial concrete. The floors in the rooms and the living room are covered with three-layer, natural oak parquet varnished with colorless varnish. Sanitary facilities, balconies and kitchens covered with ceramic tiles. Water and sewerage: Separate meter for water consumption for each apartment. Plumbing installations made using three-layer ALU-PEX pipes. The building is connected to the public sewage network. Sewer verticals are made with low-noise pipes to reduce noise. The apartments have at their disposal a well of natural water for washing cars and watering green areas. Heating and cooling: Heating and cooling apartments using air conditioners, the offer includes only installation for all air conditioners in all rooms. Ventilation: Hoods for kitchens and ventilation of sanitary units as well as storage are in the forced mechanical ventilation system. Electrical installations: Remote meter reading outside the

building. A sufficient number of reserves is provided for the possible future installation of chargers for electric vehicles. Video surveillance of the facility: Video intercom system with color internal unit. The possibility of downloading to a mobile application and opening gates and external entrance doors via indoor units and via a mobile phone. In the apartments, cable preparation for the sound system of the space Alarm systems – Wireless Note: equipment (boilers, lights, air conditioners...) is not offered, but can be chosen and negotiated with the investor. Don't miss this opportunity, Contact us with confidence! ID CODE: ST2117

### Additional contact info

Reference Number: 572795  
Agency ref id: ST2117