

## V2 - LUKSUZNA PAMETNA VILA S POGLEDOM NA MORE, Kaštela, House



### Seller Info

Name: Dogma Nekretnine  
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Service Type: Selling and renting  
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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:	V2 - LUKSUZNA PAMETNA VILA S POGLEDOM NA MORE
Property for:	Sale
House type:	residential-commercial
Property area:	212 m <sup>2</sup>
Lot Size:	430 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	925,000.00 €
Updated:	Jun 06, 2024

### Condition

Newbuild:	yes
Built:	2024.

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	4
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## Description

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**PROJECT OF 10 LUXURIOUS SMART VILLAS WITH SEA VIEWS** Castle Sućurac, on a land area of 6,000 m<sup>2</sup>, is witnessing the construction of a private settlement featuring 10 luxury urban villas available for individual sale, complete with landscaped surroundings and sea views. Situated between the cities of Split and Trogir, Kaštel Sućurac is a small place with a rich history. At the center of the town stands the oldest defensive tower in the Kaštela region, dating back to the 14th century, which, through a series of additional interventions, has evolved into a seaside settlement. Nearby, there is a hiking trail leading to the Putalj mountain lodge at the foot of Kozjak, from where paths lead to the Malačka mountain lodge above Trogir. Due to all these features, this area is an ideal location for recreation enthusiasts. Villa 1 is being constructed on a land area of 578.55 m<sup>2</sup>, with a net area of 211.59 m<sup>2</sup> and a spacious roof terrace of 62.70 m<sup>2</sup>. The villa will be built on two levels with a spacious roof terrace for recreational use. The construction employs top-quality materials and adheres to high construction standards. The villa will be equipped with a smart home system – connected to an application – covering lighting, sound systems, alarms, video surveillance, heating, and cooling. The interior will feature premium floor coverings with underfloor heating, each room will have air conditioning, and the wall insulation consists of 10 cm of stone wool with a ceramic façade. The ground floor of the villa includes a spacious living room, kitchen, dining area, storage, laundry, toilet, and a partially covered terrace. On the first floor, there are 4 spacious rooms with private bathrooms and access to a spacious terrace. The second roof level includes a dining area, roof garden, jacuzzi, and a relaxation and sunbathing area. The villa comes with a spacious and heated overflow pool with a sunbathing area, and there are four parking spaces planned. Special attention will be given to meticulous landscaping. The expected completion and handover are in July 2024, providing the buyer with the opportunity to design interior details according to individual preferences, with technical support from the investor. Additional information – distances from key locations: Sea: 850 m / Beach: 900 m / Kaštel Sućurac Center: 1500 m Split: 10 km / Airport: 10 km / Trogir: 15 km Shopping: 900 m / Restaurant: 500 m / Pharmacy: 900 m For any additional questions, we are at your disposal. **IVANA FABIANA FILIPOVIĆ GRČIĆ** +385 91 532-7295  
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## Additional contact info

Reference Number: 614568  
Agency ref id: ST2179