



320 m<sup>2</sup> Kastela, Croatia 1 500 000 EUR / 36 532 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |                  |   |
|------------------------------------|-----------------------------------|------------------|---|
| Order number                       | <b>N7488</b>                      | Price            | <b>1 500 000 EUR /<br/>36 532 500 CZK</b> |
| Address                            | <b>Kastela, Croatia</b>           | Type             | <b>Houses</b>                             |
| Category                           | <b>Villa</b>                      | Usable area      | <b>320 m<sup>2</sup></b>                  |
| Number of rooms                    | <b>5 and more rooms</b>           | Land area        | <b>3 000 m<sup>2</sup></b>                |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Number of floors | <b>2</b>                                  |
| Device                             | <b>Yes</b>                        | Parking          | <b>Yes</b>                                |
| Balcony                            | <b>Yes</b>                        | Terrace          | <b>Yes</b>                                |
| Swimming pool                      | <b>Yes</b>                        |                  |   |

## About real estate

We offer for sale an exclusive villa in a secluded location in Kaštela, featuring a living area of 320 sqm and a spacious plot of 3,000 sqm, representing the perfect blend of modern comfort and traditional Mediterranean charm. The villa was designed with a focus on elegance, practicality, and maximum comfort — ideal for those seeking privacy alongside an exclusive lifestyle.

The interior offers luxurious and spacious rooms furnished with modern furniture and equipped with state-of-the-art technology. Each room has its own bathroom, ensuring maximum privacy and comfort for all residents. The villa is divided into a basement, ground floor, and first floor.

The basement includes a game room and laundry area, providing ideal spaces for both entertainment and practical use. The ground floor is dedicated to social areas — kitchen, living room, dining room, and a cozy lounge that combines functionality with a pleasant atmosphere. The first floor features three bedrooms, each with an en-suite bathroom, offering peace and comfort for rest.

The exterior impresses with its striking design and a spacious courtyard arranged to the highest standards. Beautiful views of the sea and surrounding islands create a unique ambiance, making every day spent here exceptional. The courtyard includes a large pool with heating and cooling functions, perfect for year-round relaxation. The villa also features a modern outdoor kitchen with a grill and a large dining area under a pergola, ideal for family gatherings or celebrations with friends. For convenient parking, there is a parking area with space for up to six vehicles.

This unique villa in Kaštela offers not only comfortable and elegant living but also a lifestyle immersed in the stunning natural scenery of the Mediterranean coast, complemented by rich amenities and breathtaking sea views.