



<b>Code :</b>	00145
<b>Location :</b>	Kaštela
<b>Building area :</b>	350 m2
<b>Land area :</b>	650 m2
<b>Number of bedrooms :</b>	7
<b>Number of bathrooms :</b>	7
<b>Number of toilets :</b>	7
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	1.5 km

**Price : 740.000 €**

**BUILDING**

<b>Number of rooms :</b>	8
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2009
<b>Year of renovation :</b>	2019
<b>Condition :</b>	Renovated

**AMENITIES**

<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	5

**HEATING & COOLING**

<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

A beautiful detached villa on two floors, with a total gross area of

350 m2, on a plot of land of over 1,000 m2, approx. 1.5 km from the sea.

The villa consists of a large space with a kitchen, dining room and living room with access to a spacious terrace.

There are two bedrooms, hallway, sauna, bathroom and toilet on the ground floor. An external staircase leads to the 1st floor, which consists of 4 double rooms with bathrooms, one single room (children's room), hallway and toilet, and a spacious terrace.

The outdoor swimming pool is 38 m2, and the cultivated garden gives the villa a special charm.

There are enough parking spaces for several cars in the courtyard of the



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villa.

The villa is normally in a well-established tourist rental with very good income and as such is a very good investment for tourism.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.