

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00356
<b>Location :</b>	Kaštela
<b>Building area :</b>	220 m2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	3

**Price : 445.000 €**

**BUILDING**

<b>Number of rooms :</b>	5
<b>Number of floors :</b>	2
<b>Energy class :</b>	in preparation
<b>Year of renovation :</b>	1987
<b>Condition :</b>	Renovated

**AREAS & SPACES**

<b>Storage room :</b>	Yes
<b>Basement :</b>	Yes

**AMENITIES**

<b>Balcony :</b>	Yes
------------------	-----

**HEATING & COOLING**

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

**INFRASTRUCTURE**

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

We are selling a renovated old stone house located in Kaštela, more precisely in the very center of Kaštel Stari. The house is located on the second row to the sea, and is in the immediate vicinity of all amenities, such as cafes, shops, restaurants, the port, etc. The house has a total usable area of

220 m2 and consists of three floors: an office space on the ground floor and a two-story apartment with a terrace. On the first floor there is a kitchen with a dining room, two spacious bedrooms, a storage room and a large bathroom, and the internal staircase leads to the upper floor where there are two more bedrooms, a utility room and a bathroom. The main attraction of the house is the large terrace of 22 m2, which gives this stone house additional value. If necessary, the two-story apartment can easily be converted into two smaller apartments, one on each floor. The house was renovated in 1987, concrete slabs were built between the floors, and the house is decorated with thick stone walls. The commercial space on the ground floor has over 70 m2 and offers numerous possibilities as an investment. Commercial space on the ground floor is a great advantage given the excellent location in the very center of the city, while the residential space on the upper floors can be



**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

---

an ideal property for vacation as well as for rent.

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.