



## Excellent Plot of land for sale in Kastel Stafilic



### Information de l'agent

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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 471,352.13

### Location

Pays:	Croatie
Adresse:	Njiva Sv. Petra 55
Indicatif régional:	21216
Soumis:	05/03/2025
Description:	Excellent Plot of land for sale in Kastel Stafilic Croatia

Esales Property ID: es5554504

### Property Location

Njiva Sv. Petra 65-55, 21216, Kaštel Štafilic, Croatia

### Property Details

Your Croatian Dream: Prime Development Land in Kaštela with Planning Permission

Imagine owning a slice of paradise on the stunning Dalmatian Coast of Croatia. This exceptional 500m2 building plot in beautiful Kaštela offers a rare and invaluable opportunity to create your dream Mediterranean home, a mere 80 meters from the shimmering Adriatic Sea. With planning permission already secured and utility contributions paid, this prime parcel of land is primed for construction,



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ensuring a quick and seamless start to bringing your vision to life. This is not just a plot of land; it's a gateway to a life of sun-drenched days, tranquil evenings, and the unparalleled beauty of the Croatian coastline.

## A Coastal Haven: Kaštela and the Dalmatian Coast:

Kaštela, a captivating stretch of seven interconnected villages nestled between the historic cities of Split and Trogir, is renowned for its idyllic coastal scenery, rich cultural heritage, and relaxed Mediterranean lifestyle. This region, often referred to as the Kaštela Riviera, offers a unique blend of natural beauty, historical significance, and modern amenities. Kaštela itself boasts stunning beaches, crystal-clear waters, and a backdrop of rolling hills and vineyards, creating a picture-perfect setting for coastal living. The village offers a welcoming atmosphere, with local shops, restaurants, and cafes providing all the necessities for daily life, while larger towns and cities are within easy reach for more extensive shopping and entertainment options.

## Unparalleled Convenience: Planning Permission and Paid Utilities:

This 500m<sup>2</sup> plot stands out from the rest due to the significant advantage of already having planning permission in place. This crucial step in the development process has been completed, saving you valuable time, effort, and potential complications. Furthermore, utility contributions for water, electricity, and sewage have already been paid, further streamlining the construction process and reducing upfront costs. This eliminates potential delays and allows you to focus on the exciting task of building your dream home.

## Prime Location: Easy Access and Tranquil Setting:

The land is situated in a quiet and easily accessible location, with a well-maintained access road ensuring convenient travel to and from the property. Despite its peaceful setting, the plot is conveniently located close to all essential amenities and services. The combination of tranquility and accessibility makes this plot an ideal choice for those seeking a peaceful retreat without sacrificing convenience.

## Your Dream Home: Architectural Possibilities:

The existing building permit allows for the construction of an elegant four-story house, encompassing a basement, ground floor, first floor, and second floor. This generous allowance provides ample space to create a spacious and luxurious family home, designed to meet all the needs of modern living. The architectural possibilities are vast, allowing you to personalize the design to reflect your unique style and preferences. The permit also allows for the addition of a swimming pool, transforming your future home into a true oasis of luxury and relaxation.

## Spectacular Sea Views: A Feast for the Senses:

One of the most compelling features of this property is the spectacular sea view. Imagine waking up to the sight of the sparkling Adriatic Sea, enjoying breakfast on your terrace while watching the sun rise over the horizon, and relaxing in the evening as the sun sets in a blaze of color. These unforgettable views



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provide a sense of peace and tranquility, creating a truly special living experience.

#### Proximity to Amenities and Attractions:

While offering a tranquil retreat, the land is conveniently located near all necessary facilities. The Resnik Vacation Resort is just a 5-minute walk away, offering additional amenities and recreational opportunities. The nearest marina, located in Kaštel Gomilica, is a 10-minute drive away, providing access for boating enthusiasts. The Split Airport (SPU), also known as Resnik Airport, is conveniently located just 6km from the land, making travel to and from the property easy and efficient.

#### Investment Potential: A Sound Investment in a Growing Market:

Croatia's real estate market has experienced significant growth in recent years, driven by increasing tourism and foreign investment. This plot of land, with its prime location, existing planning permission, and paid utilities, represents a sound investment opportunity with strong potential for appreciation. Whether you plan to build a family home or a rental property, this land offers excellent long-term value.

#### Dalmatia: A Region of Natural Beauty and Cultural Heritage:

The Dalmatian Coast is renowned for its stunning natural beauty, with its crystal-clear waters, picturesque islands, and dramatic mountain landscapes. The region is also rich in history and culture, boasting numerous ancient towns, historical sites, and UNESCO World Heritage Sites. From the Roman ruins in Split to the medieval walls of Dubrovnik, Dalmatia offers a captivating journey through time. The region's unique blend of natural beauty, historical significance, and vibrant culture makes it a truly special place to own property.

#### Croatia: A Welcoming European Destination:

Croatia has become an increasingly popular destination for overseas property buyers, attracted by its beautiful coastline, relatively affordable property prices compared to other Mediterranean destinations, and welcoming atmosphere. The country's membership in the European Union further enhances its appeal, providing a stable and secure environment for investment. Croatia's well-developed infrastructure, including modern airports, highways, and marinas, makes it easily accessible from major European cities and beyond.

#### A Mediterranean Lifestyle Awaits:

Owning property in Kaštela offers more than just an investment; it's an opportunity to embrace a relaxed and fulfilling Mediterranean lifestyle. Imagine spending your days swimming in the crystal-clear waters, exploring charming coastal towns, enjoying delicious local cuisine, and soaking up the warm Dalmatian sun. This is a chance to create a life filled with beauty, tranquility, and authentic Croatian experiences.

#### Seize the Opportunity:

This exceptional plot of development land in Kaštela represents a rare and valuable opportunity to own a



piece of Croatian paradise. With its prime location, existing planning permission, paid utilities, and significant development potential, this property is sure to attract considerable interest. Don't miss this chance to create your dream Mediterranean retreat and capitalize on the growing real estate market in this beautiful and vibrant region.

## About the Area

Kaštel Stafilčić is a charming coastal village nestled in the heart of the Kaštela Riviera, a picturesque stretch of coastline in Dalmatia, Croatia. It's one of seven villages that make up the Kaštela region, located between the historic cities of Split and Trogir. Known for its relaxed atmosphere, beautiful beaches, and rich history, Kaštel Stafilčić offers a tranquil escape from the bustling tourist centers while still providing easy access to the region's attractions. The village's iconic landmark, a fortified tower perched on a small islet just offshore, is a testament to its past and a symbol of its unique charm.

The village boasts a long and fascinating history, dating back to the 15th century when it was established as a fortified settlement to protect against pirate attacks. Remnants of this history can still be seen in the village's architecture and layout. Kaštel Stafilčić's strategic location along the coast made it an important point for trade and defense, contributing to its development over the centuries. Today, it retains its authentic Dalmatian character, offering visitors a glimpse into the region's rich cultural heritage.

Kaštel Stafilčić offers a delightful blend of relaxation and activity. Its beautiful beaches, with crystal-clear waters, are perfect for swimming, sunbathing, and enjoying various water sports. The village also offers a selection of local restaurants, cafes, and shops, providing everything you need for a comfortable stay. The surrounding area is ideal for exploring, with easy access to the UNESCO World Heritage Site of Trogir, the vibrant city of Split, and the stunning natural beauty of the Dalmatian coast.

While Kaštel Stafilčić itself does not have an airport, the nearest airport is:

\* Split Airport (SPU): Also known as Resnik Airport, Split Airport is the closest international airport serving the Kaštela region. It's located approximately 6km from Kaštel Stafilčić, making it a convenient gateway for visitors traveling to the area. From the airport, you can easily reach Kaštel Stafilčić by taxi, bus, or private transfer.

## Main Features

- \* 500 m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Commun

Dimesions du lot: 500 m<sup>2</sup>



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## Lease terms

Date Available:

## Contact information

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