

Schuldt Construction d.o.o. 

VILLA MIRAMAR FOR SALE



Villa Miramar offers the perfect blend of sophisticated Mediterranean living, practical design, and secure investment potential.

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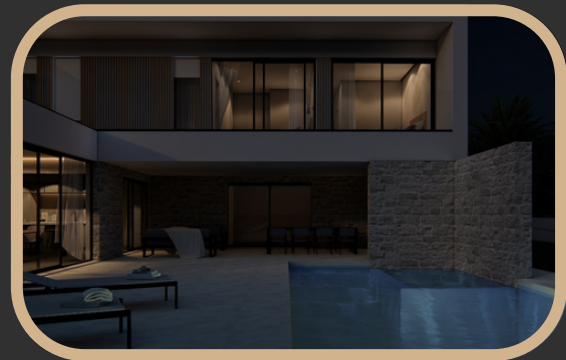
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CONTEMPORARY 5-STAR VILLA NEAR SPLIT

Discover Villa Miramar, an exclusive contemporary residence combining refined design, generous indoor and outdoor spaces, and an enviable coastal location. Situated just 1 km from the Adriatic Sea in Kaštel Stari, this newly built villa is nearing completion and offers a rare opportunity to secure a premium property on Croatia's vibrant Dalmatian coast.



Location Features

- **8 Kaštel Stari, one of the most desirable regions between Split and Trogir**
- ~1 km to the seafront promenade and beaches
- 10 minutes to Split Airport
- 20 minutes to Split Old Town
- 13 minutes to Trogir

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EXCLUSIVE MEDITERRANEAN COMFORT

The villa spans approximately 260 m² of living space, thoughtfully distributed over two floors, with 4 spacious en-suite bedrooms, a sun-drenched open-plan living area, and multiple panoramic terraces with partial sea views.



Residence Features

- Approx. 260 m² total living area (including proportionally counted terraces)
- 4 large bedrooms, each with a private bathroom
- Spacious open-plan living and dining area
- Additional guest WC
- Dedicated laundry and utility room
- Storage space and technical room
- Private 40.5 m² swimming pool
- Approx. 90 m² of terraces and balconies, including:
 - Large panoramic terrace (29 m²)
 - Covered terrace and balconies for shade and privacy
 - Lounge area and summer dining space

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MODERN DESIGN, TIMELESS ELEGANCE

With clean architectural lines, high-quality insulation, and large glazed elements flooding the interiors with natural light, Villa Miramar stands out as a sophisticated Mediterranean retreat — perfect as a luxurious private residence or a high-yield holiday rental investment.



Construction Features

- Solid concrete structure with 10 cm exterior insulation (XPS and EPS)
- Energy-efficient triple-glazed windows in several rooms
- Modern split AC units installed
- Superior waterproofing and sound insulation
- Ready for final interior finishing to suit personal taste



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CUSTOMIZE YOUR DREAM – WHILE IT'S STILL POSSIBLE

Villa Miramar is currently in the structural phase, with completion scheduled for the end of 2025. Depending on the stage at which the purchase takes place, you will have the opportunity to tailor many interior and exterior elements to your personal preferences.



Customization

Flooring

- Choice of tiles (material, size, color)
- Parquet, laminate, or vinyl flooring
- Optional carpet in bedrooms

Sanitary Fixtures & Equipment

- Toilet and sink models
- Bathtub or shower (both are possible)
- Fittings (design, brand, finish)
- Bathroom furniture and mirrors

Interior Doors

Wall Finishes & Colors

Electrical Installation

Heating & Climate Control

Staircases & Railings

Outdoor Areas

- Terrace covering
- Garden landscaping (planting, fencing)
- Fence and gate options

Other Details

- Switch programs (design series)
- Mailbox system, intercom
- Built-in furniture or special requests (subject to agreement)
- **Windows & Glazing** is already ordered (3-glasses, heat reflected, anthrazit color)
- **Kitchen** is not included, but on request we have a good kitchen builder

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