

Schuldt Construction 

STARI BAY RESIDENCES FOR SALE

Discover timeless coastal living in Kaštel
Stari – where Mediterranean charm
meets modern comfort in a boutique
residential setting.



CONTACT US:

Marko Višić – attorney at law

Iva Višić – attorney at law

<https://schuldtconstructiondoo.com> 



+385 98 665 595

+385 989545273



mail@schuldtconstructiondoo.com

THE STARI BAY RESIDENCES

This boutique retreat is a homebuyer's dream – set in Kaštel Stari, just far enough to enjoy the sea breeze, yet close to everything you need. Bright interiors, generous terraces, and a natural Mediterranean flow make it the perfect place to feel at home.

Residence Features

- 8 modern units spread over four floors.
- Only 800 meters to the seafront promenade of Kaštel Stari.
- More than 10 parking spaces for residents and guests.
- Privacy & Comfort
- Ideal for diverse lifestyles
- Modern energy efficiency
- Construction to German standards
- Option to customize interior finishes
- Excellent insulation with triple glazing and Porotherm bricks
- High-quality electric shutters



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MODERN LIVING BY THE ADRIATIC SEA

Nestled in the coastal town of Kaštel Stari, this boutique residential development features two modern low-rise buildings with only four thoughtfully designed apartments each.

Blending Mediterranean charm with contemporary architecture, the project offers spacious layouts, private outdoor areas, and dedicated parking – all just minutes from the sea and Split Airport.

Ideal for relaxed living or investment in one of Croatia's most promising regions.



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SEAMLESS LIVING – INDOORS AND OUT

Each apartment is designed to extend your living space beyond the walls. With thoughtfully positioned balconies and spacious private terraces, you'll enjoy open-air dining, morning sun, and Mediterranean evenings from the comfort of your own home. Modern interiors meet natural surroundings – creating a perfect balance of comfort, light, and lifestyle.

Property Features

- Modern, open floor plans
- Spacious outdoor areas
- Light-filled living spaces
- Option to customize interior finishes
- Excellent insulation with triple glazing and Porotherm bricks
- High-quality electric shutters
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MAKE YOUR VISION A REALITY – EVEN BEFORE COMPLETION

The apartments are currently in the exclusive pre-sale phase. Completion is scheduled for the end of 2026. Depending on the stage of construction at the time of purchase, you will have the opportunity to customize numerous interior and exterior features according to your personal preferences.

Customization

Efficient Climate Control

The apartment features a reliable air conditioning system to ensure comfortable temperatures all year round.

Secure Intercom

A modern intercom system offers convenient and secure access for residents and guests.

Quality and Upgrade Options

Mid-range quality materials and equipment are included as standard. Upgrades to premium options are available for an additional cost.

Automated Shutters

Electric shutters provide effortless light control and added privacy at the touch of a button.

Premium Flooring

Quality flooring materials combine durability with a timeless, elegant look.

Designer Wall Finishes

Stylish wall coverings add a refined touch to every room.

Modern Sanitaryware

Bathrooms are equipped with contemporary sanitaryware and functional fixtures.

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BUILDING A

APARTMENT 1 – GROUND FLOOR GARDEN BREEZE



QUIET OASIS WITH GARDEN ACCESS

This ground-floor apartment invites you into a peaceful retreat with direct garden access and plenty of natural shade. Designed for effortless living, it features a bright open-plan living area, two comfortable bedrooms, and a calm outdoor connection that's perfect for slow mornings or cool summer evenings. Ideal for families, retirees, or anyone seeking step-free comfort in a tranquil setting.

Property Features

- ~62.63 m² total space (incl. garden use)
- 2 bedrooms
- 1 bathroom
- Open-plan kitchen, dining & living area
- Direct garden access (step-free)
- Ideal for families or anyone seeking peaceful ground-floor living

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BUILDING A

APARTMENT 2 – 1. FLOOR OLIVE BAY

LIVING WITH A VIEW OF LUSH GREEN SURROUNDINGS



Located on the first floor, Olive Bay offers a warm, sunlit atmosphere with a charming balcony overlooking the surrounding greenery. Its open layout balances comfort and function, with Mediterranean textures and a gentle breeze that flows through the space. Perfect for couples or small families who appreciate peaceful living close to everything they need.

Property Features

- ~99,74 m² total space (incl. 2 balconies)
- 3 bedrooms
- 1 full bathroom + 1 guest WC
- 2 balconies with green surroundings
- Open and bright kitchen/living/dining space
- Perfect for couples or small families

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BUILDING A

APARTMENT 3 – 2. FLOOR LAVENDER SKY



LIGHT-FILLED LIVING WITH A VIEW

Lavender Sky is a second-floor apartment with large windows and an airy design that fills the space with natural light. Its layout supports modern lifestyles, featuring multiple bedrooms and a spacious kitchen-living area. The balcony offers views toward the hills, making this the perfect spot to enjoy sunset skies and quiet evenings.

Property Features

- ~99,74 m² total space (incl. 2 balconies)
- 3 bedrooms
- 1 full bathroom + 1 guest WC
- B2 balconies with views toward the hills
- Airy, light-filled open living concept
- Great for modern, relaxed living

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BUILDING A

APARTMENT 4 – TOP FLOOR TERRA VISTA



EXCLUSIVE LIVING ABOVE THE ROOFTOPS

Perched at the top, Terra Vista is a penthouse-style apartment that blends elevated living with breathtaking outdoor space. A large private terrace stretches toward the horizon, offering panoramic views and open-air relaxation. With its stylish interior, this is the ultimate hideaway for those seeking luxury, privacy, and a daily dose of Adriatic beauty.

Property Features

- ~61,23m² total space (incl. rooftop terrace)
- 1 bedroom
- 1 bathroom
- Large private rooftop terrace (~78 m²)
- Stylish open kitchen, dining & living area
- A peaceful hideaway with full privacy and panoramic views

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