



# Villa Calista

SPLIT

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Villa Calista



**LIVING AREA**  
**250 m2**



**PLOT SIZE**  
**630 m2**



**PRICE**  
**3.200.000 €**



**BATHROOMS**  
**5**



**ROOMS**  
**5**

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Villa Calista is a newly built modern luxury villa ideally positioned in the first row to the sea in Kaštela Bay. This highly desirable coastal location is renowned for its rich cultural and historical heritage, pristine natural beauty, and authentic Dalmatian lifestyle. Thanks to excellent transport connections, including its close proximity to Split International Airport and the immediate vicinity of UNESCO World Heritage Sites Trogir and Split, Villa Calista represents an exceptional opportunity as both an exclusive private residence and a high-yield luxury rental investment. Set on a 630 m<sup>2</sup> plot, the villa offers 250 m<sup>2</sup> of refined living space, thoughtfully distributed over three floors, combining contemporary architecture with elegant, functional design. The basement features a private fitness area and ample storage, providing practical solutions for comfortable year-round living. The ground floor comprises a bedroom with an en-suite bathroom, a fully equipped modern kitchen with dining area, and a bright living room. Floor-to-ceiling glass surfaces allow abundant natural light and open onto a spacious terrace, offering uninterrupted sea views and direct outlook over the sandy beach. An internal staircase leads to the upper floor, where four beautifully appointed bedrooms are located, each with its own private bathroom. The master bedroom, complete with a private balcony, offers a breathtaking sea view and the unique experience of waking up to the sound of the sea. The meticulously landscaped outdoor area includes a swimming pool with sun, deck, as well as a dedicated relaxation zone, all overlooking the crystal-clear Adriatic Sea—perfect for enjoying the Mediterranean climate in complete privacy. Villa Calista offers outdoor parking for multiple vehicles and is sold fully furnished and equipped. With its prime beachfront position, proximity to Split and Trogir, and outstanding connectivity, Villa Calista is a rare seaside villa for sale in Dalmatia, delivering a refined Mediterranean lifestyle in one of the Adriatic's most prestigious and promising locations. The asking price includes ownership of one-half of the neighbouring house (i.e., a three-bedroom apartment). There is also an opportunity to purchase the entire neighbouring house, offering additional development or expansion potential.

## AMENITIES

Balcony ✓   Energy certificate ✓   Fitness ✓   Furnished ✓  
Terrace ✓   Garden ✓   Parking ✓   Pool ✓   Seafront ✓   Seaview



