

AN EXCEPTIONAL VISION OF LIVING

KAŠTEL NOVI NOVI HOME

Situated in a peaceful and natural part of Kaštel Novi overlooking the beautiful sea bay, this carefully chosen plot for Novi Home is just a few minutes away from the city center. The elevation of the plot assures the undistracted sea view for the Novi Home dwellers for many years to come. The extraordinary view from the property and new living and ecological standards set the Novi Home apart from other developments available in Kaštel Novi. Furthermore, the natural environment, architectural concept and functionality, amenities such as private balconies and swimming pools guarantee a new living standard and relaxation to the residents of Novi home.

The development consists of 16 duplex apartments set in 8 beautifully designed villas and 4 ground floor apartments in 2 urban villas. Altogether, this is 20 separate and private units set in 10 modern and urban villas.

First row villas, closest to the sea, consist of two semidetached houses each with its own garden and swimming pool.

The second and third row villas consist of 2 duplex apartments, each with garden, swimming pool and balconies on first floor.



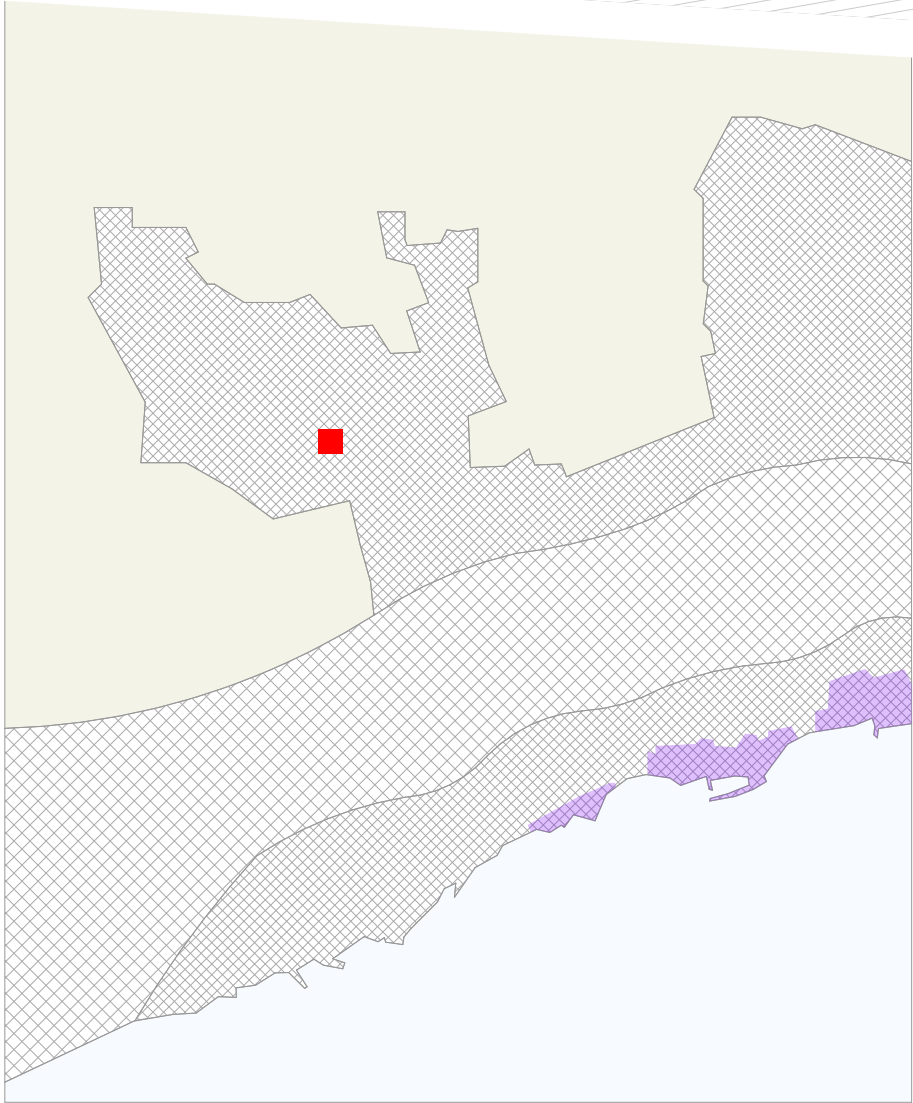
NOVI HOME

KAŠTEL NOVI

LOCATION

Kaštel Novi, a picturesque old town with beautiful beaches, is a drive-to destination for most Europeans. Split International Airport is just a 20-minute car ride away. Kaštel Novi is situated in Dalmatia, the southernmost part of Croatia. The surrounding area is famous for its great restaurants, special olive oil and exquisite wine. The city of Kaštel Novi is one of 7 Kaštel towns in Kaštel bay, it is a part of Split agglomeration. Mild Mediterranean climate secures pleasant weather throughout the year, making Kaštel Novi a great destination for a second home or to visit outside of summer season.

The plot is situated in the hillside above above kaštel Novi, 5 minutes from the city center by car or 10 minutes by bicycle. The beautiful beaches are just 4-10 minutes away. The biggest grocery store is just 3 minutes away. Currently the boat marina is situated in the city center.



NOVI HOME ■
historic city center ■

NOVI HOME

KAŠTEL NOVI

ARCHITECTURE&QUALITY

The architecture of Novi Home combines the materials typical of its micro location and current eco trends in the building industry. The functionality and comfort of each flat has been thought through thoroughly, whether used as a second home or a vacation spot.

As investors, we care about the environment. Therefore the façade and the roof will be efficiently insulated according to highest standards and floor-to-ceiling windows will be triple glazed increasing the passiveness of the house. Furthermore, the system for monitoring energy consumption of the flat will be installed.

We care about the quality too. Only first-class finishes will be installed - ceramics, parquet, doors, windows etc. These materials are carefully chosen from the factories and their design and production process is audited with our partners from the industry.

We care about the quality of living as well. Flats are designed bearing in mind the wellbeing of its users. Our design team is dedicated to providing the best spatial solutions that insure lots of light, pleasant microclimate with natural ventilation and amazing views of the surroundings.



NOVI HOME

KAŠTEL NOVI

PROJECT STATUS&ECONOMICS

The land is acquired by the investor
The construction of Novi Home is scheduled to start in spring 2023.
The homes will be delivered in the beginning of 2024.

These individual properties are envisioned either as second home properties or vacation spots with the possibility to lease them for a certain period during the summer season. One could expect ROI between 8-15 years depending on the amount of personal use during the summer season.

The price for a house depending on its size and position is between 440.000 - 550.000 EUR gross. This price includes a garden with swimming pool, roof top terrace and a parking lot.

Payment model:

10% booking fee upon contract signing
50% after core and shell phase completed
40% upon home delivery

We offer a pay-per service to design and completely furnish the interior with eco-friendly and highest quality furniture on the owner's request, helping avoid the hassle of furnishing a property in a foreign country. We provide better value for money with our tailor-made service.

*The investor reserves the right to change the price of the house or flat and the right to change the payment model at any time.



NOVI HOME

KAŠTEL NOVI

MASTERPLAN

UNIT COUNT



- **TYOLOGY A**
 2 UNIT BUILDINGS
 2 duplex units each with swimming pool and first floor balcony
- **TYOLOGY B**
 2 UNIT BUILDINGS
 2 duplex units each with swimming pool and first floor balcony
- **TYOLOGY C**
 2 UNIT BUILDINGS
 2 ground floor units each with swimming pool

UNIT N°	NET AREA	GARDEN	BALCONY
Unit 1	121,7 m ²	189,0 m ²	23,4 m ²
Unit 2	101,7 m ²	80,5 m ²	17,3 m ²
Unit 3	121,7 m ²	198,5 m ²	10,3 m ²
Unit 4	101,7 m ²	77,5 m ²	16,0 m ²
Unit 5	121,7 m ²	206 m ²	23,4 m ²
Unit 6	101,7 m ²	79 m ²	17,3 m ²
Unit 7	121,7 m ²	180 m ²	10,3 m ²
Unit 8	101,7 m ²	76,5 m ²	16,0 m ²
Unit 9	93,3 m ²	167,0 m ²	/
Unit 10	93,3 m ²	89,5 m ²	/
Unit 11	93,3 m ²	103,5 m ²	/
Unit 12	93,3 m ²	117,0 m ²	/
Unit 13	121,7 m ²	109,0 m ²	10,3 m ²
Unit 14	101,7 m ²	205,5 m ²	16,0 m ²
Unit 15	121,7 m ²	91,5 m ²	23,4 m ²
Unit 16	101,7 m ²	252,5 m ²	17,3 m ²
Unit 17	121,7 m ²	113,0 m ²	10,3 m ²
Unit 18	101,7 m ²	129,0 m ²	16,0 m ²
Unit 19	121,7 m ²	193,0 m ²	23,4 m ²
Unit 20	101,7 m ²	171,5 m ²	17,3 m ²

typology A

4 BUILDINGS

2 duplex units each with swimming pool
and first floor balcony

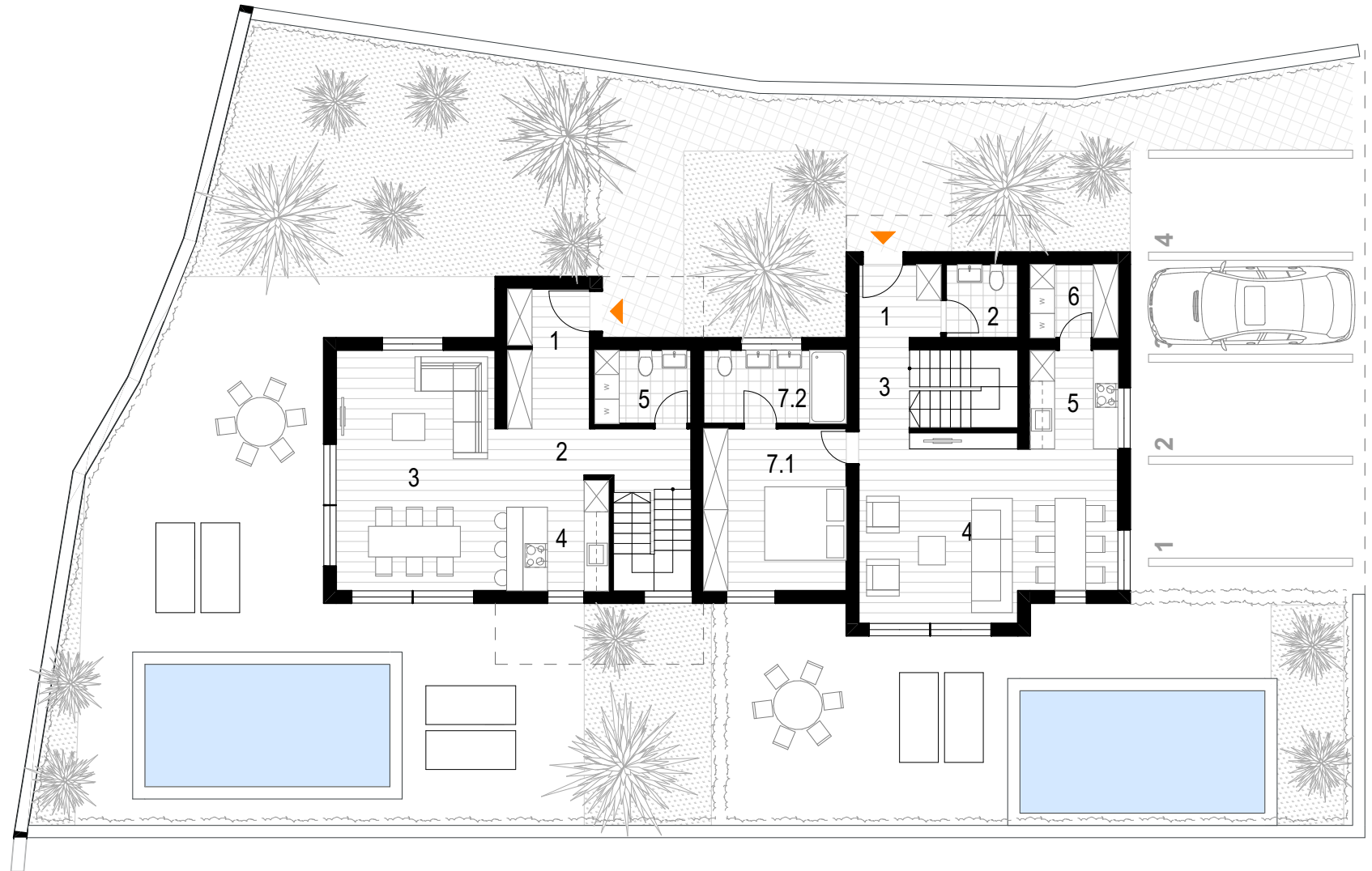
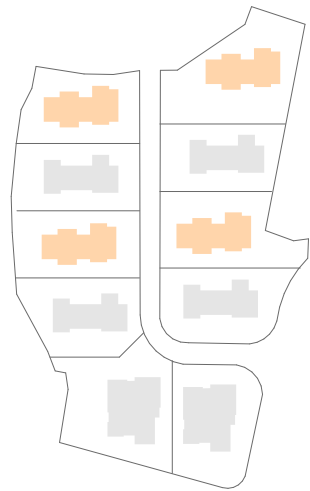


NOVI HOME

KAŠTEL NOVI

typology A

UNIT 01 / UNIT 02



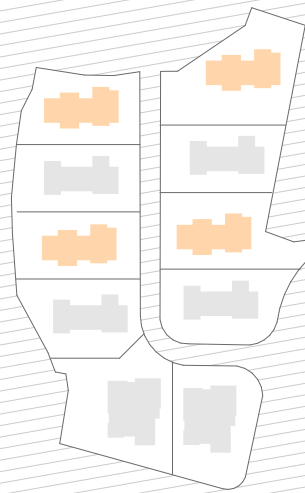
tipology A

UNIT 01

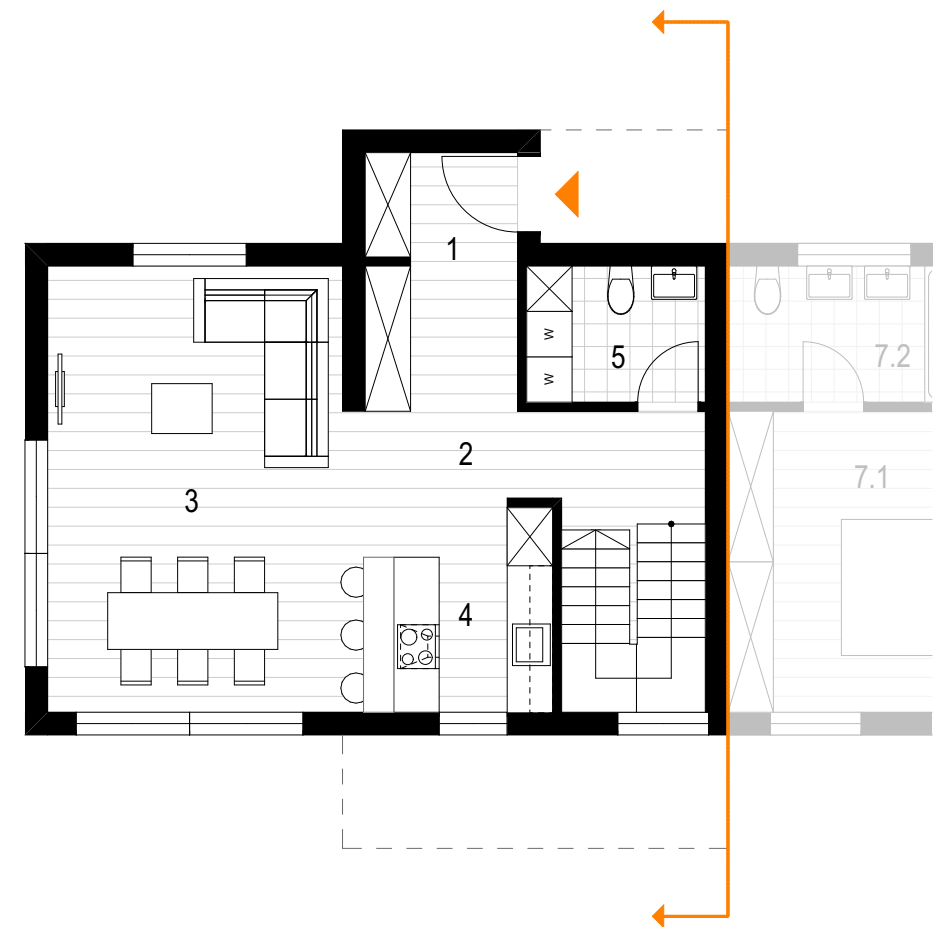
NET INTERNAL AREA: 102,7 m²

EXTERNAL AREA: terase 23,4 m²
garden cca 90 m² - 205 m²

2 parking spaces
swimming pool 24 m²



1	entrance	5.97
2	hall	10.34
3	family room	32.57
4	kitchen	6.36
5	toilet	4.12
		59.36 m ²



GROUND FLOOR

0 2 5



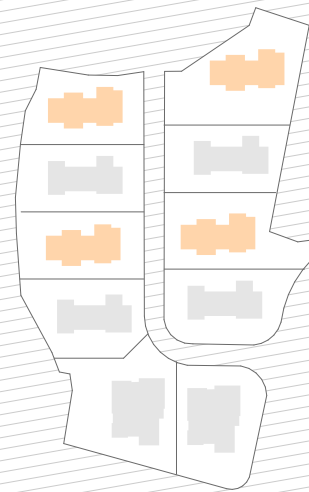
tipology A

UNIT 01

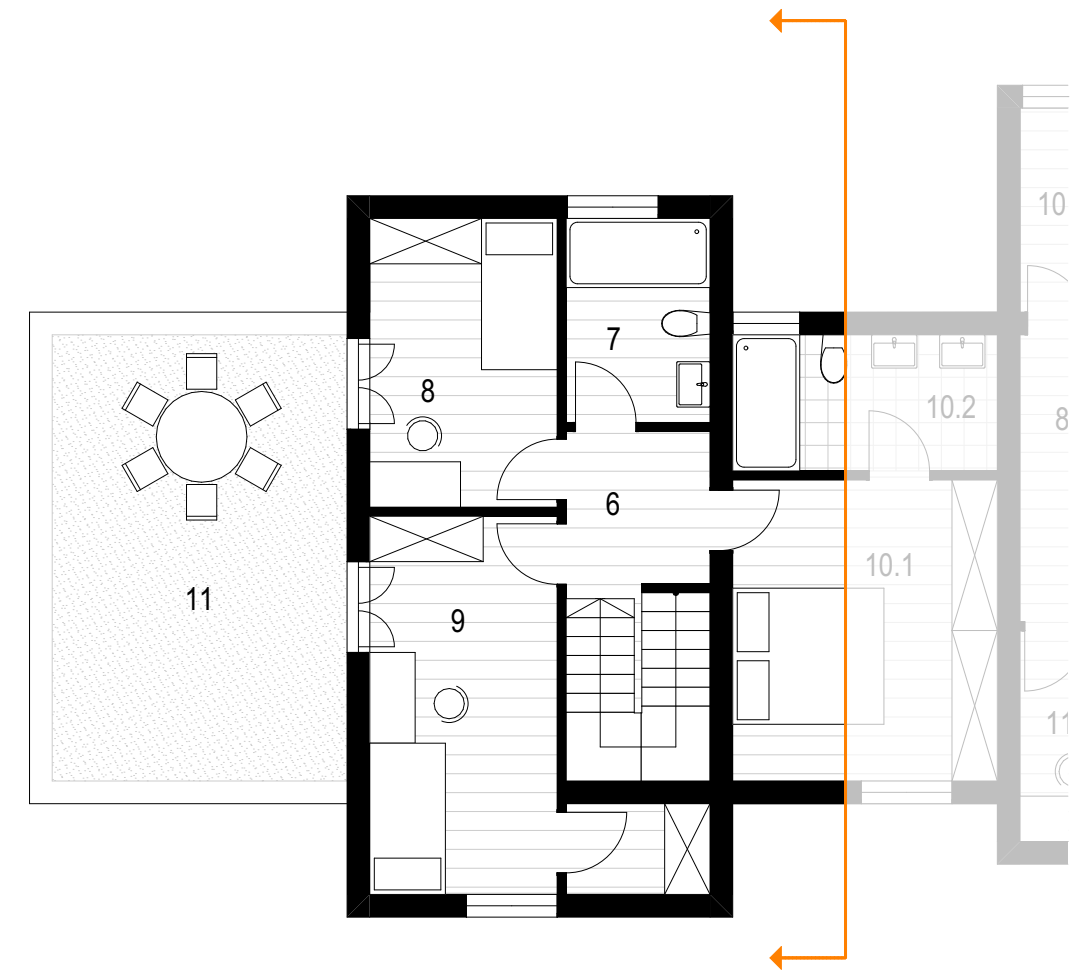
NET INTERNAL AREA: 102,7 m²

EXTERNAL AREA: terase 23,4 m²
garden cca 90 m² - 205 m²

2 parking spaces
swimming pool 24 m²



5	bath	5.26
6	bedroom 1	14.75
6	hall	6.69
7	bedroom 2	15.73
8.1.	master bedroom	13.73
8.2.	master bath	6.21
		62.37 m ²



FIRST FLOOR



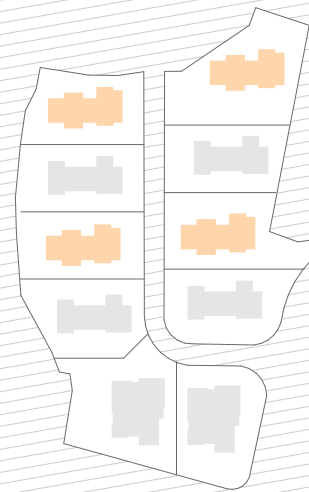
tipology A

UNIT 02

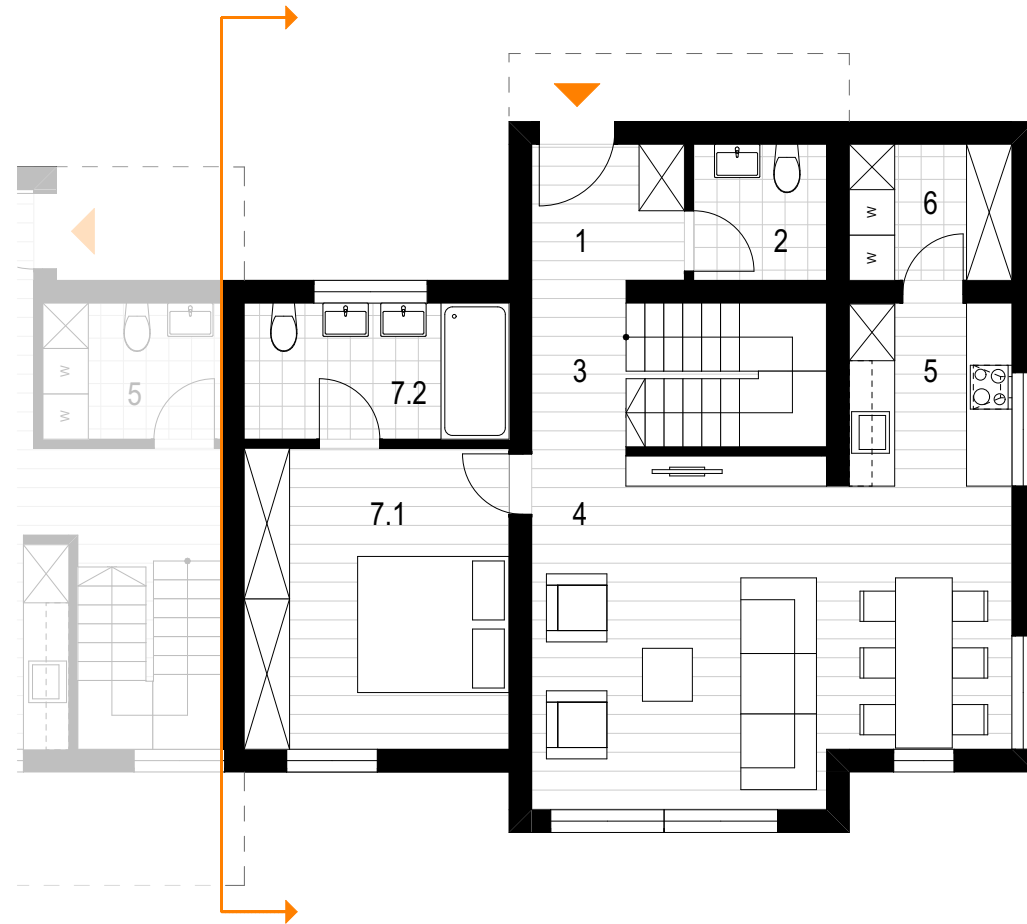
NET INTERNAL AREA: 101,7 m²

EXTERNAL AREA: terase 17,3 m²

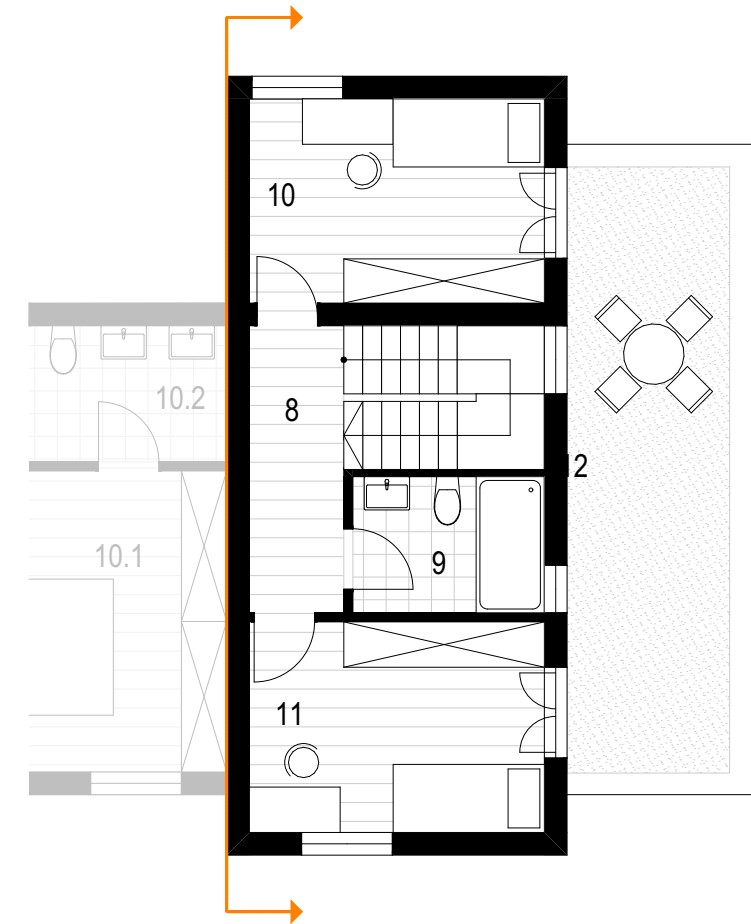
2 parking spaces
swimming pool 24 m²
garden cca 80 m² - 250 m²



1	entrance	5.15	8	hall	4.93
2	toilet	2.48	9	bath	4.55
3	utility	1.80	10	bedroom 1	10.07
4	hall	8.25	11	bedroom 2	11.03
5	family room	27.55			30.58 m²
6	kitchen	5.69			
7.1	master bedroom	13.94			
7.2	master bath	6.31			
		71.17 m²			



GROUND FLOOR



FIRST FLOOR





typology B

4 BUILDINGS

2 duplex units each with swimming pool
and first floor balcony

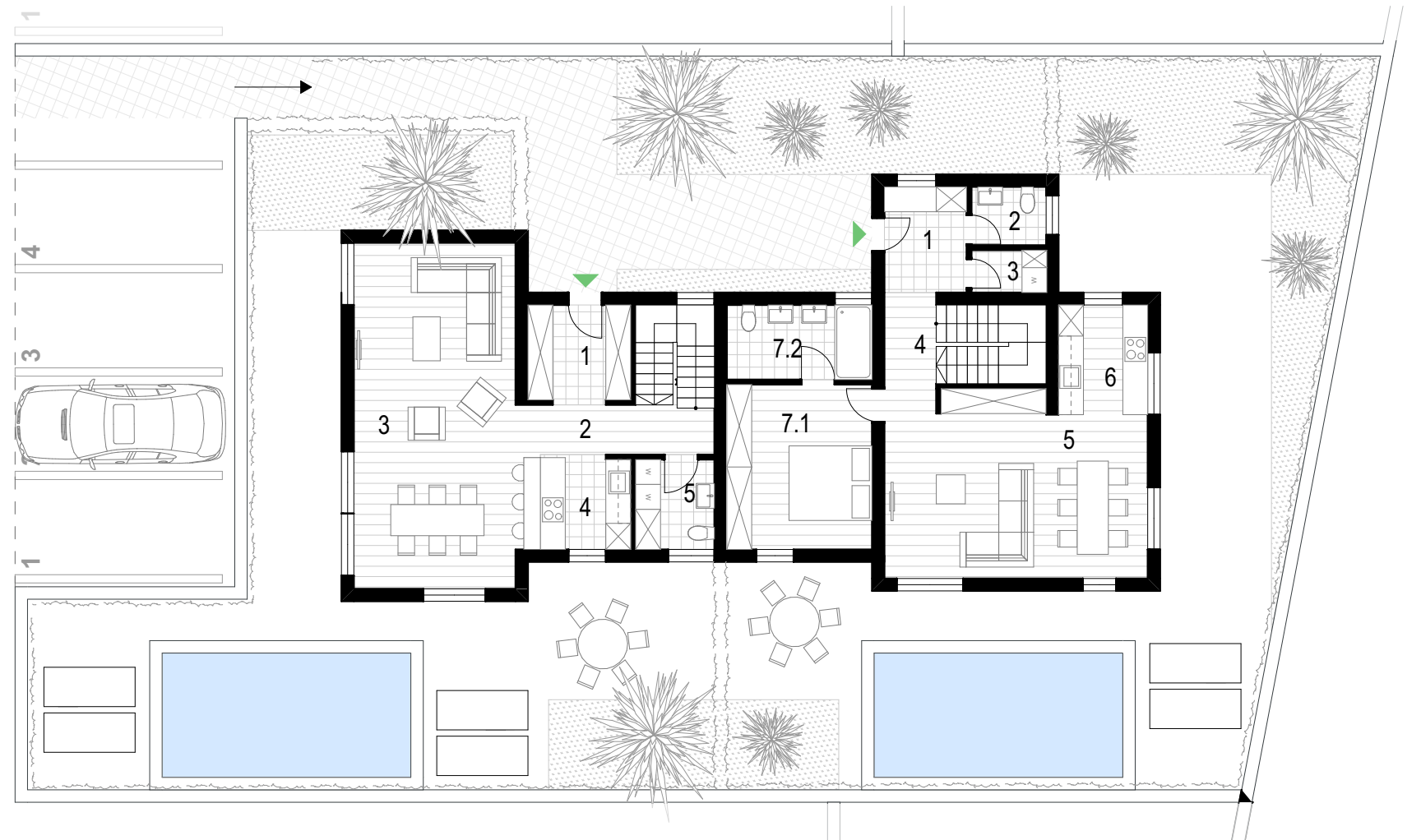


NOVI HOME

KAŠTEL NOVI

typology A

UNIT 01 / UNIT 02



tipology B

UNIT 01

NET INTERNAL AREA: 121,7 m²

EXTERNAL AREA: terase 10,3 m²

garden cca 110 m² - 200 m²

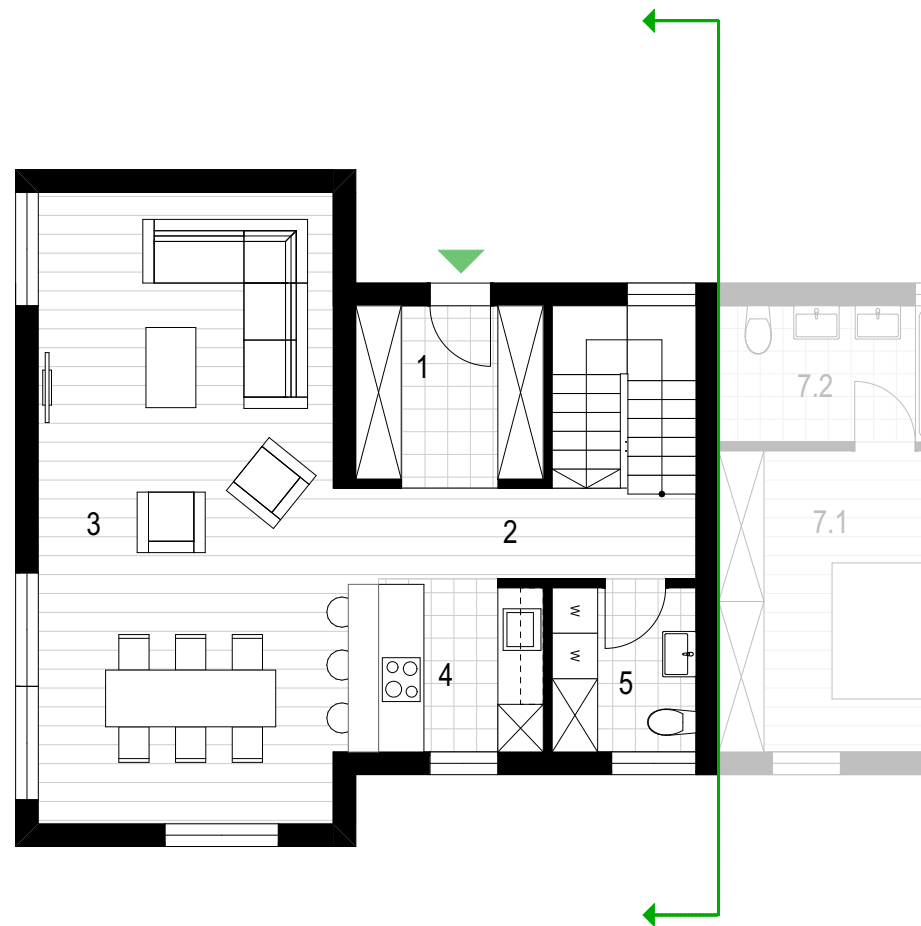
2 parking spaces

swimming pool 24 m²



1	entrance	5.97
2	hall	10.34
3	family room	32.57
4	kitchen	6.36
5	toilet	4.12
		59.36 m²

5	bath	5.26
6	bedroom 1	14.75
6	hall	6.69
7	bedroom 2	15.73
8.1.	master bedroom	13.73
8.2.	master bath	6.21
		62.37 m²



GROUND FLOOR



FIRST FLOOR



tipology B

UNIT 02

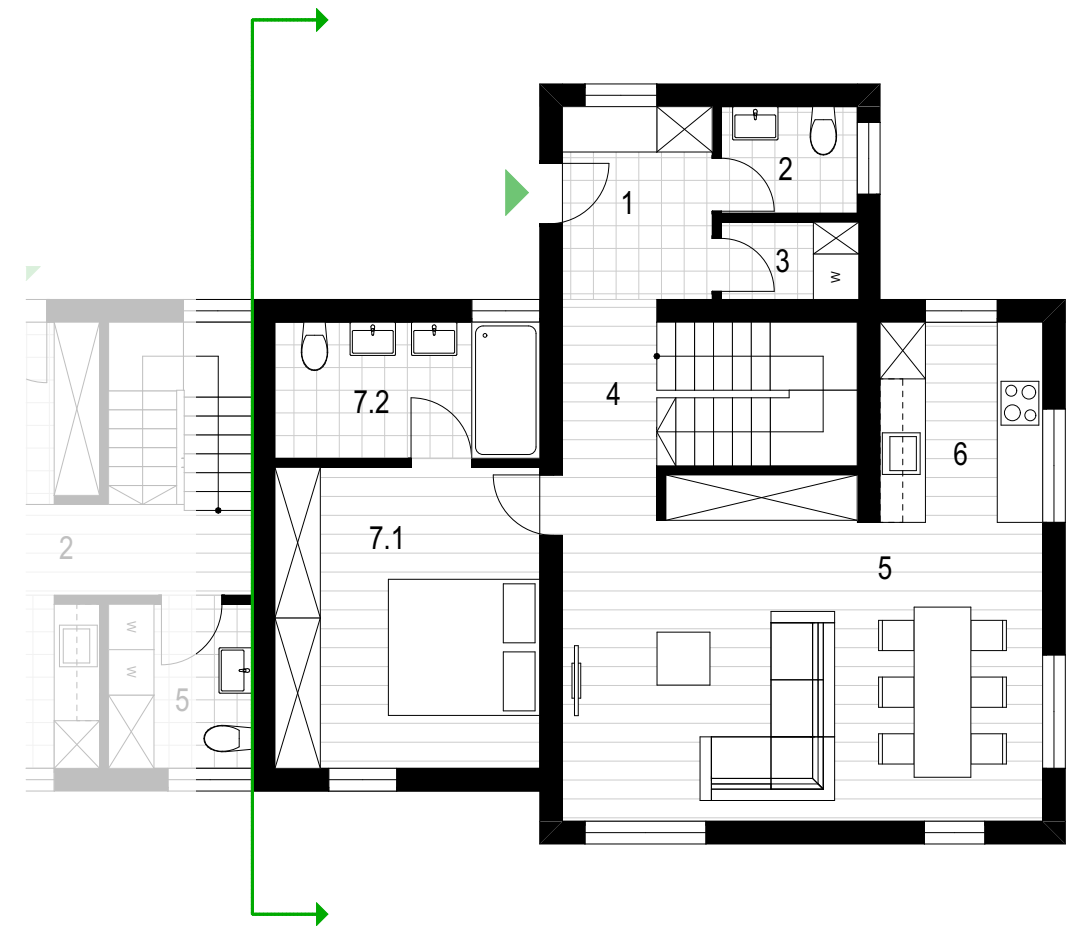
NET INTERNAL AREA: 101,7 m²

EXTERNAL AREA: terase 16,0 m²

2 parking spaces
garden cca 75 m² - 205 m²
swimming pool 24 m²



1	entrance	5.15
2	toilet	2.48
3	utility	1.80
4	hall	8.25
5	family room	27.55
6	kitchen	5.69
7.1	master bedroom	13.94
7.2	master bath	6.31
		71.17 m ²



GROUND FLOOR



tipology B

UNIT 02

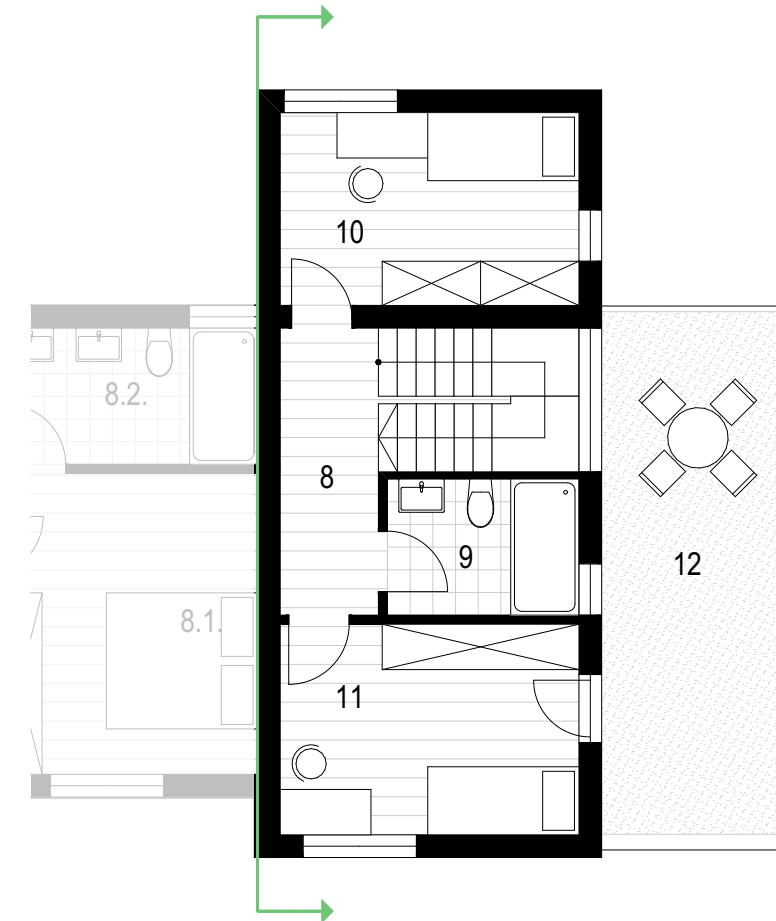
NET INTERNAL AREA: 101,7 m²

EXTERNAL AREA: terase 16,0 m²

garden cca 75 m² - 205 m²
2 parking spaces
swimming pool 24 m²



8	hall	4.93
9	bath	4.55
10	bedroom 1	10.07
11	bedroom 2	11.03
		30.58 m²



FIRST FLOOR



typology C

2 BUILDINGS

2 ground floor units each with swimming pool

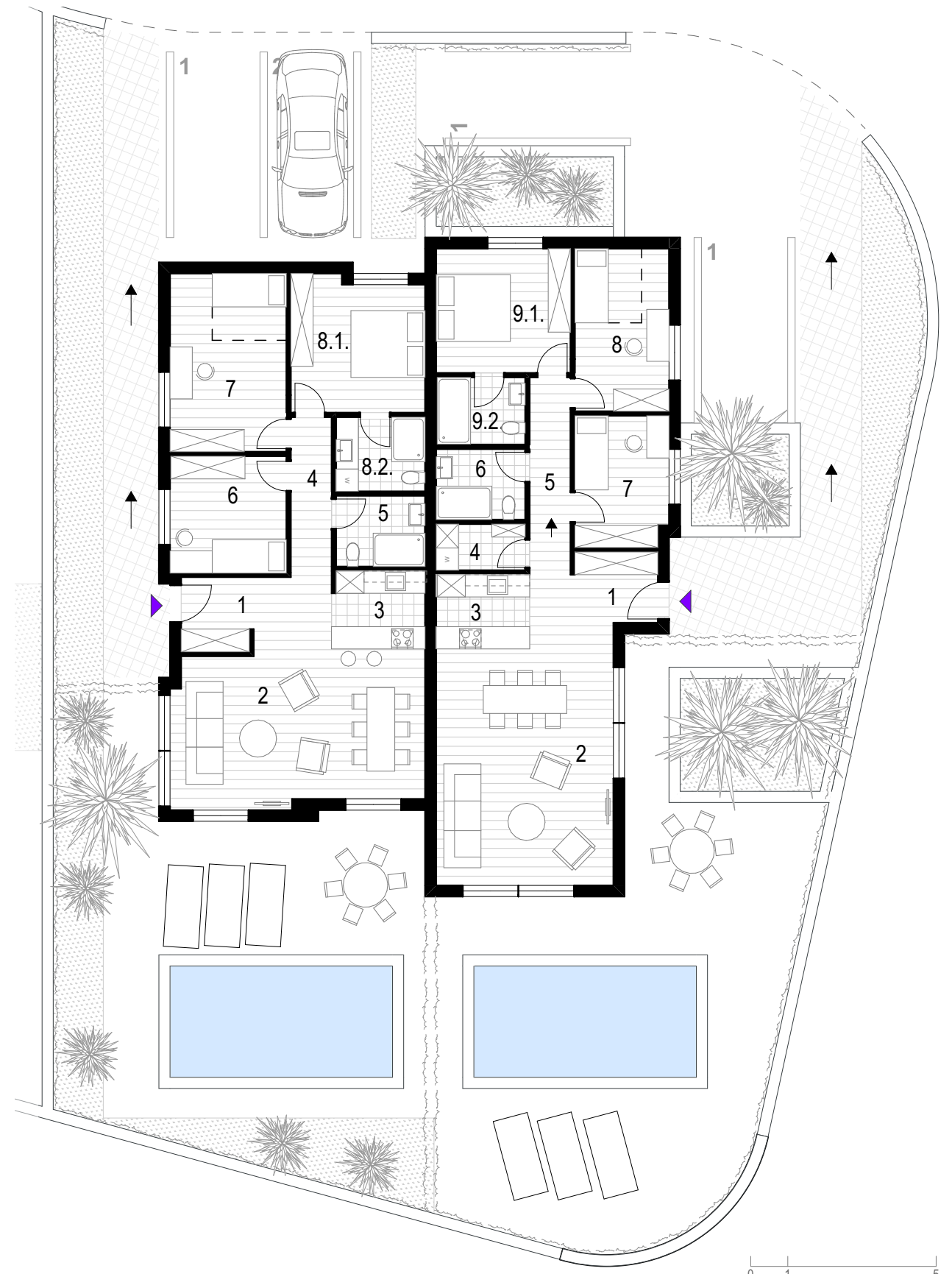
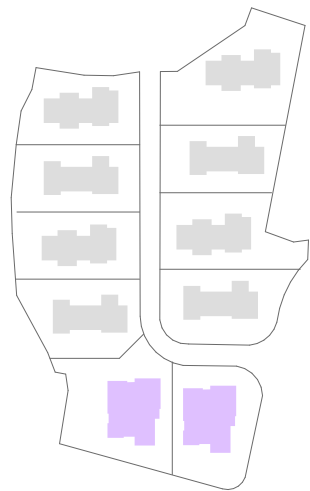


NOVI HOME

KASTEL NOVI

typology A

UNIT 01 / UNIT 02



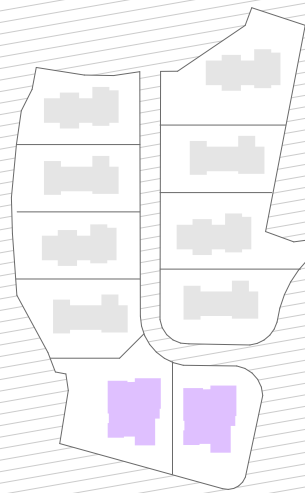
typology C

UNIT 01

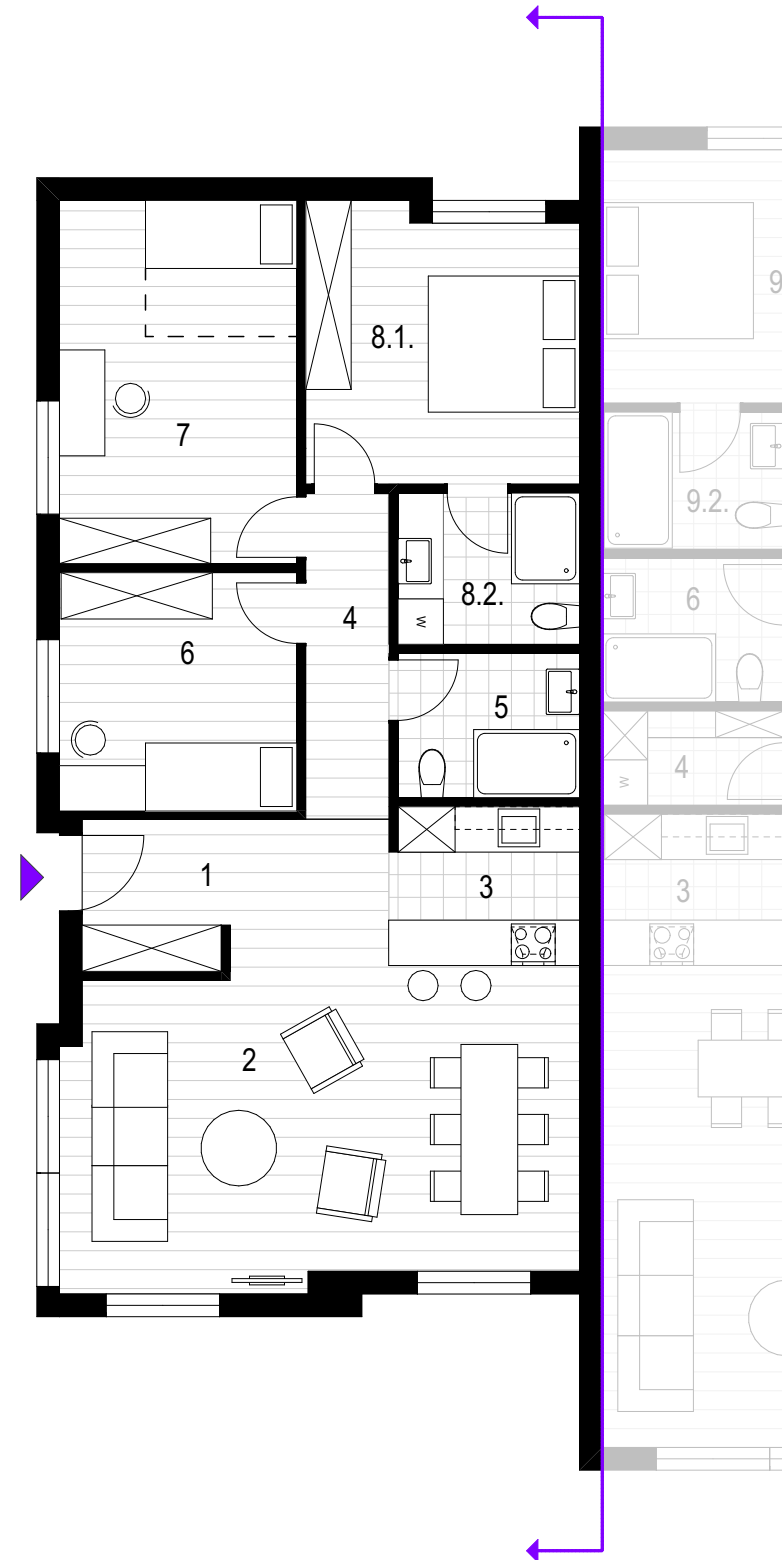
NET INTERNAL AREA: 93,3 m²

EXTERNAL AREA: garden cca 100 - 205 m²

2 parking spaces
swimming pool 24 m²



1	entrance	5.99
2	family room	30.59
3	kitchen	4.79
4	hall	4.74
5	bath	4.58
6	bedroom 1	9.89
7	bedroom 2	15.07
8.1.	master room	12.90
8.2.	master bath	4.80
		93.35 m ²



GROUND FLOOR



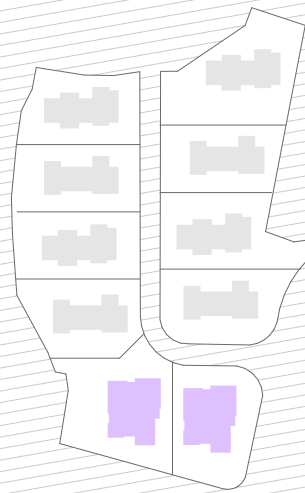
tipology C

UNIT 02

NET INTERNAL AREA: 93,3 m²

EXTERNAL AREA: garden cca 90 - 115 m²

2 parking spaces
swimming pool 24 m²



1	entrance	5.92
2	family room	31.88
3	kitchen	5.31
4	utility	2.90
5	hall	5.82
6	bath	4.80
7	bedroom 1	8.83
8	bedroom 2	11.12
9.1.	master bedroom	12.13
9.2.	master bath	4.35
		93.06 m ²

GROUND FLOOR



