

# Project Barakokula, residential project in Kaštel Kambelovac

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## In Short

Barakokula is a new **boutique residential project** with just 12 apartments spread across 3 modern low-rise buildings in Kaštel Kambelovac, a peaceful seaside town just **20 minutes from Split**. Direct purchase from the investor – no commission fees. Currently in the pre-reservation phase, with only 3 apartments still available.

## Each apartment includes:

- reinforced floor with floating screed and 15 cm of insulation for improved soundproofing
- high-quality exterior joinery: includes electric roller shutters and mosquito screens
- electric underfloor heating in bathrooms and living room
- heating and cooling with multi-split air conditioning system
- fully equipped bathrooms: high-quality sanitary ware as standard
- premium finishes: first-class tiles and parquet flooring
- parking space electric socket / solar panel preparation

Project website:

[www.barakokula.com](http://www.barakokula.com)



*Aerial render of the project*



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## Opportunities

This is a rare chance to reserve one of the final 3 apartments in a [thoughtfully designed development](#) before construction starts – with no financial obligation until construction permit is obtained. Buyers have the opportunity to customize their unit to fit their lifestyle, with [construction planned to begin in autumn 2025](#).

All remaining apartments are south-facing.

Currently available:

- AS1: Two-bedroom apartment with a 141 m<sup>2</sup> private garden – ideal for families or nature lovers.
- BS1: Similar layout with a garden and partial sea view.
- CS3: A spacious two-level, three-bedroom apartment, perfect for larger households or those wanting more room to grow.

Each unit is [sold directly by the investor](#) with no real estate transfer tax (3%) and bank financing is an option for the buyer.



*Common space enriches the complex and provides a quiet place for socializing*



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## Location

Kaštel Kambelovac is one of the seven charming coastal towns that form Kaštela, nestled between Split and Trogir, just a 20-minute drive from both cities. Known for its [blend of tradition and tranquility](#), Kambelovac offers the relaxed Mediterranean lifestyle with the convenience of urban proximity. Barakokula is located on a quiet residential street, just 400 meters from the sea and a 7-minute walk to the waterfront promenade. The [area is ideal for families, professionals, and retirees](#) alike, with all daily needs close by:

- Supermarket (Lidl) – 3 min by car
- Kindergarten and elementary school – within 5 minutes of walking distance
- Airport (Split) – 10 minutes by car
- Shopping malls (Mall of Split, City Center One) – 20 minutes
- Ferry port, hospitals, universities (in Split) – 20 minutes

Just minutes away from beaches, marinas, cafés, and walking trails along the coast, making Barakokula an ideal location for both [year-round living and holiday enjoyment](#).



*Area is carefully analyzed in order to maximally exploit each corner of the premises*



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## Permits

- Title deed
- Cons. permit in process

## Proximity to amenities

- Supermarket (Lidl) – 3 min by car
- Airport (Split) – 10 minutes by car
- Split – 20 minutes by car or train
- Ferry port, hospitals – 10 minutes by car

## Utilities

- Electricity
- City water supply
- Basic infrastructure
- Paved access road
- Sewer system

## Other

- Property type: boutique residential
- 3 buildings
- Purpose: residential
- Cadastral municipality: K. Kambelovac, K. Lukšić



*Peaceful part of K. Kambelovac but with key amenities within easy reach on foot or by car*

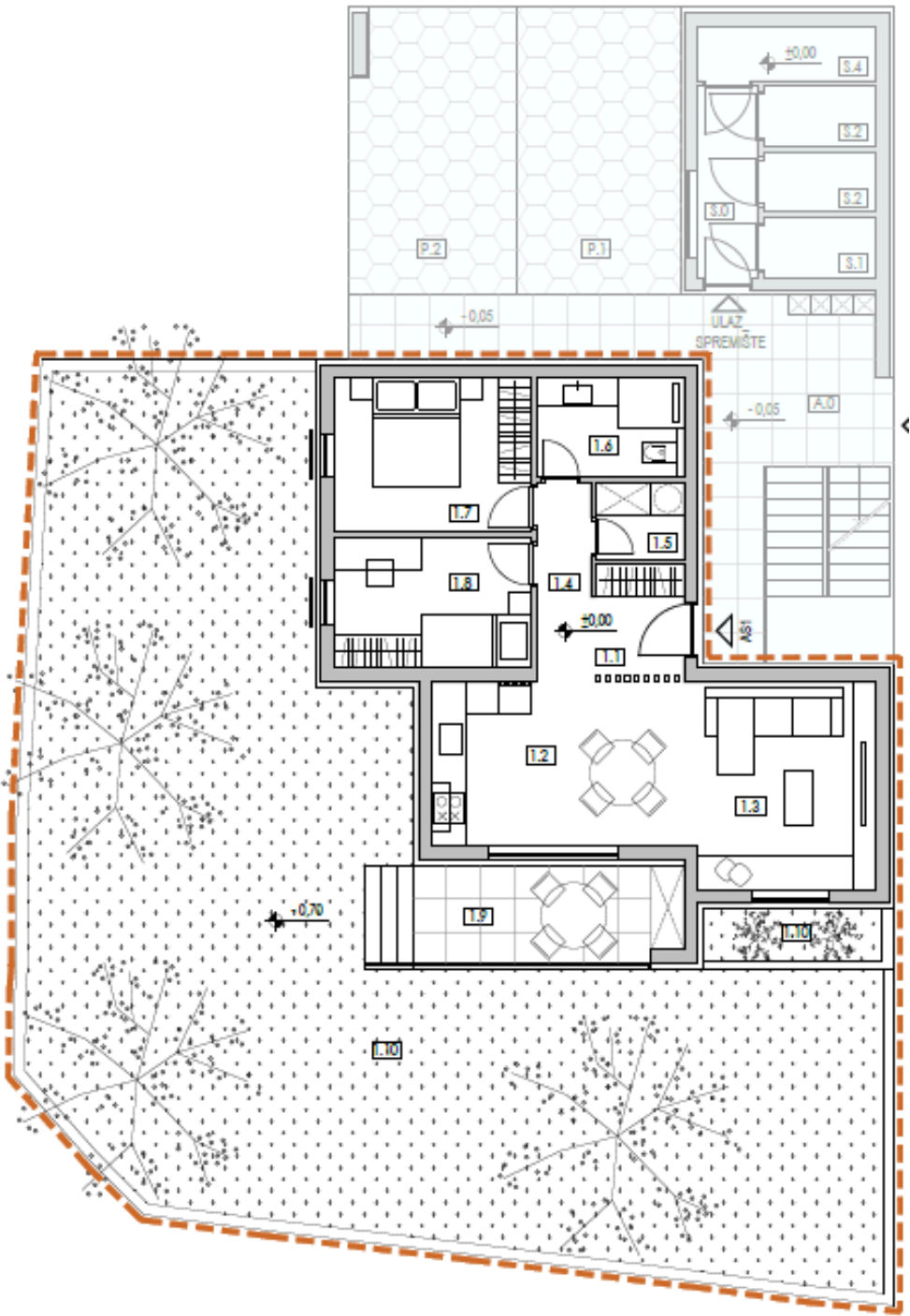


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## AS1 Two-bedroom apartment with a 141 m<sup>2</sup> private garden

60 m<sup>2</sup> living area + 9 m<sup>2</sup> covered terrace + 3 m<sup>2</sup> green loggia + 141 m<sup>2</sup> garden  
Total calculated area: 79 m<sup>2</sup>

Price: EUR 250k





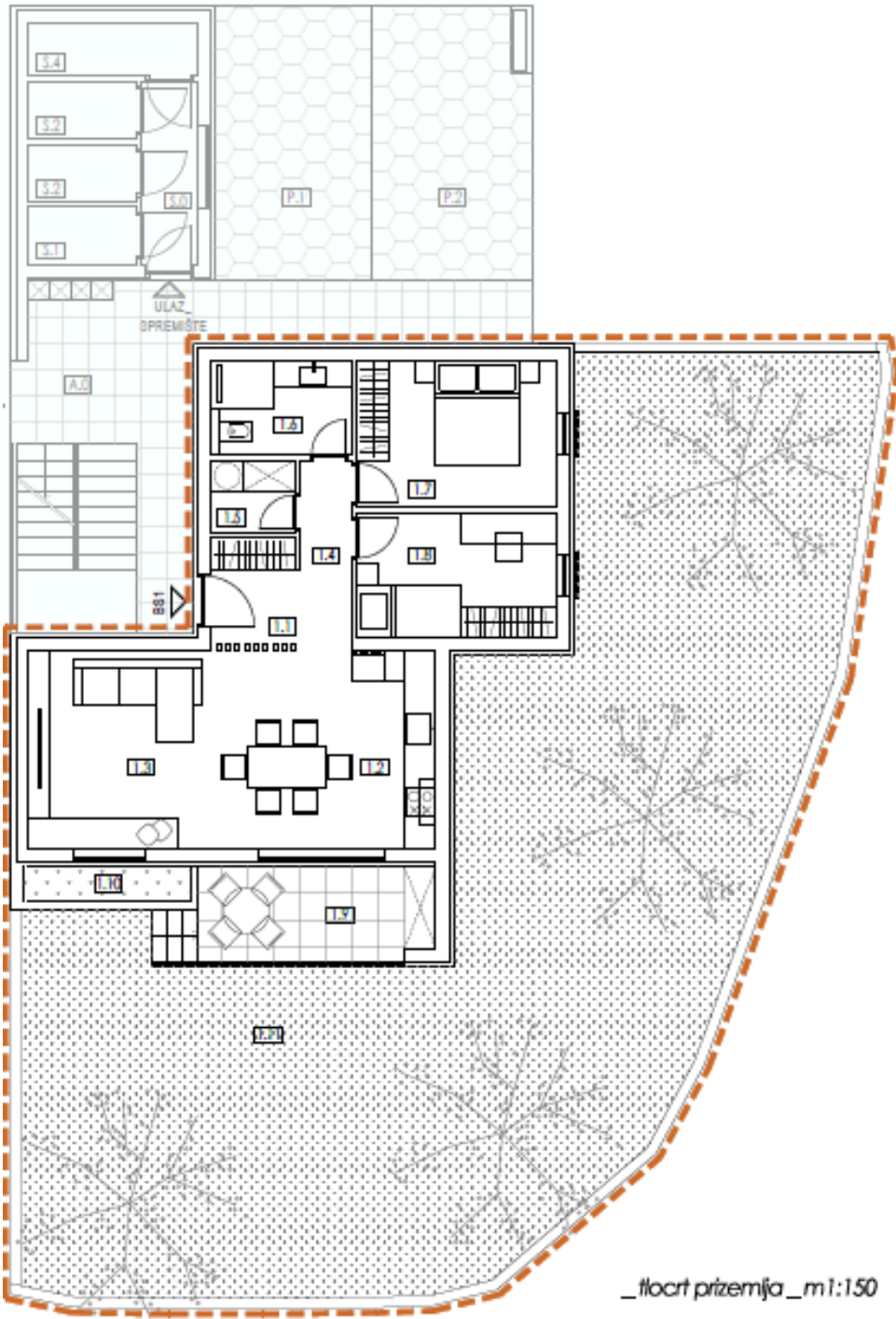
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**BS1** Two-bedroom apartment with a 148 m<sup>2</sup> private garden and partial sea-view

64 m<sup>2</sup> living area + 8 m<sup>2</sup> covered terrace + 2 m<sup>2</sup> green loggia + 148 m<sup>2</sup> garden  
Total calculated area: 83 m<sup>2</sup>

Price: EUR 266k



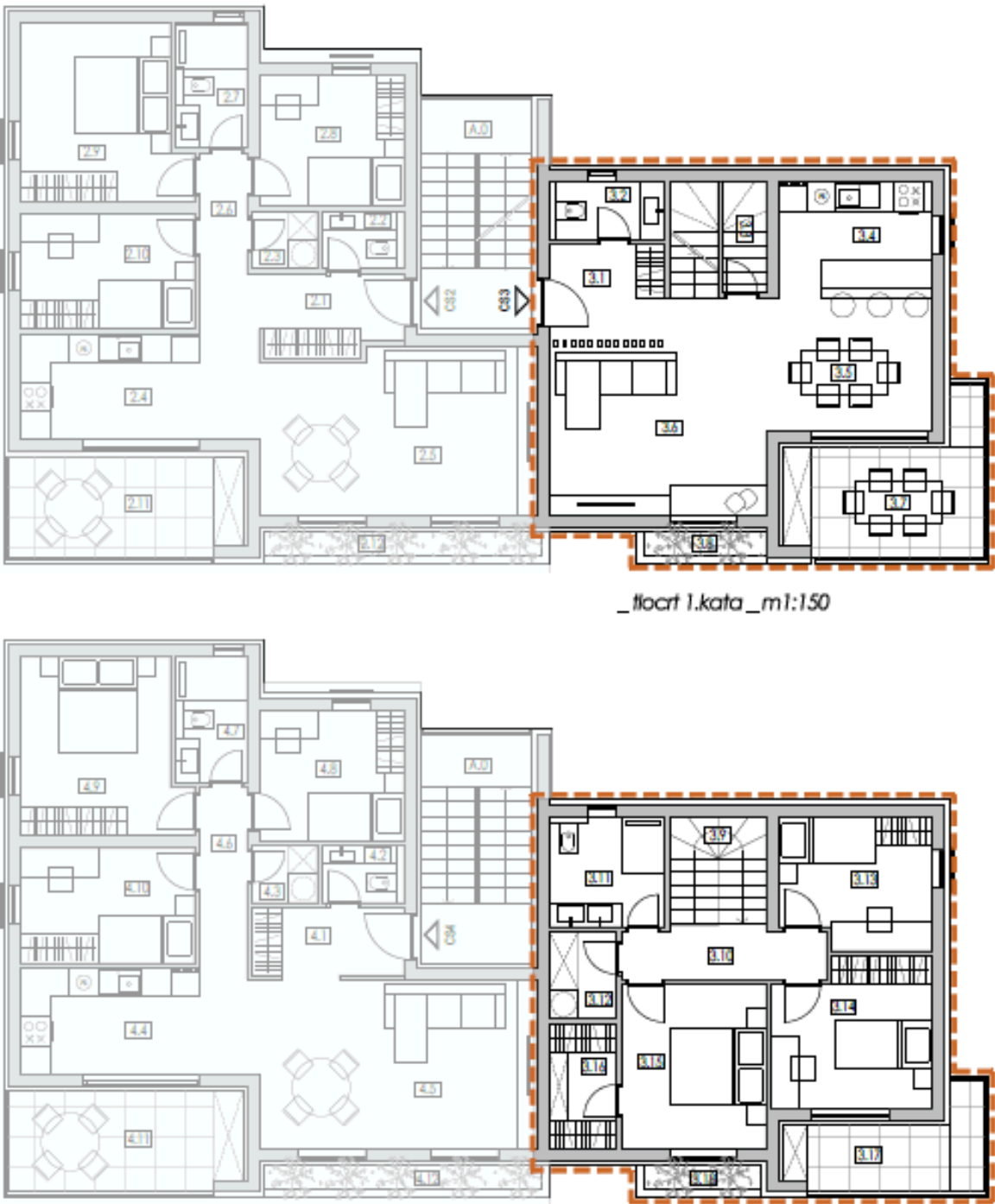


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## CS3      Spacious two-storey three bedroom apartment

93 m<sup>2</sup> living area + 17 m<sup>2</sup> covered terrace + 2,5 m<sup>2</sup> green loggia  
Total calculated area: 102 m<sup>2</sup>

Price: EUR 332k





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## Price

EUR 250k - EUR 332k

## Contact person

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