

House

Supetarska Draga, Other islands



Ref	RE-U-35830
Type	House
Region	Other islands
Location	Supetarska Draga
Front line	Yes
Sea view	Yes
Distance to sea	15 m
Floorspace	300 sqm
Plot size	1000 sqm
No. of bedrooms	8
No. of bathrooms	6
Price	€ 475 000

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Island of Rab, Supetarska Draga - Waterfront Home with Garage!

A RARE OPPORTUNITY IN AN UNBEATABLE LOCATION!

Located just **15 meters from the sea**, this unique property in Supetarska Draga on the island of Rab offers endless potential for a family home or a lucrative rental investment.

Key Features:

- **Plot size:** Spacious 1,000 m² of land, offering plenty of room for expansion or landscaping.
- **Living space:** A total of 300 m² across two floors, divided into **4 residential units**, each with its own **balcony** overlooking the beach and sea.

Layout:

- **Ground Floor:**
 - **1-bedroom apartment** (32 m²).
 - **3-bedroom apartment** (96 m²) with **2 bathrooms**.
- **First Floor:**
 - Two separate **2-bedroom apartments** (60 m² and 90 m²), each with private entrances.

Additional Details:

- **Heating:**
 - Central oil heating on the ground floor.
 - Air conditioning units on the first floor.
- **Infrastructure:** Fully connected to city utilities, with easy access via a paved public road.
- **Condition:** The house requires renovation but offers exceptional value due to its prime waterfront location and large plot.
- **Documentation:** All paperwork is in order, allowing for immediate ownership transfer.

This is a rare and valuable opportunity to own a waterfront property in a highly desirable area, whether for personal use or as a vacation rental. Don't miss out on this exceptional investment!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
1583 €

Average price/m² of this type
in this region:
6687 €

Median price/m² of this type
in this region:
2515 €

Average price/m² of this type
in Croatia:
4500 €

Median price/m² of this type
in Croatia:
3566 €

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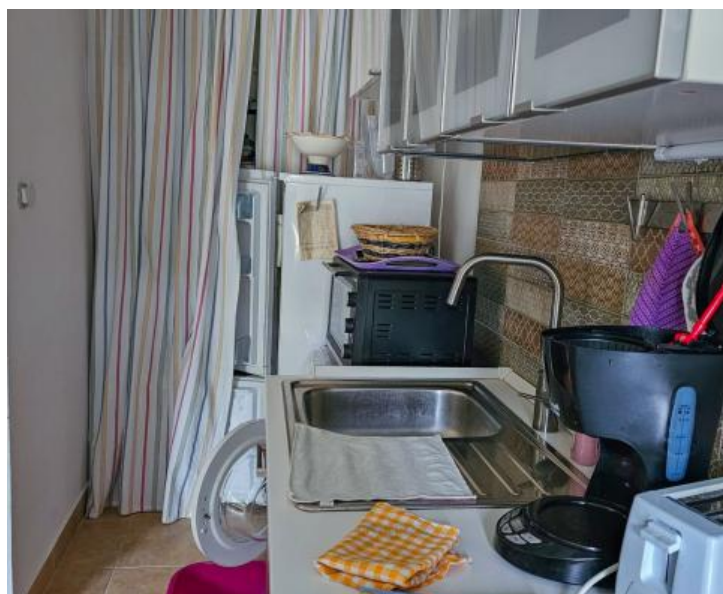
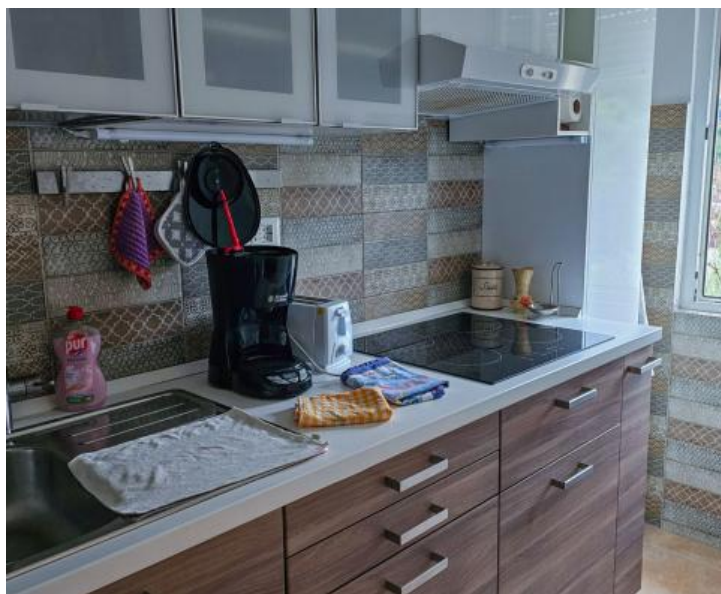
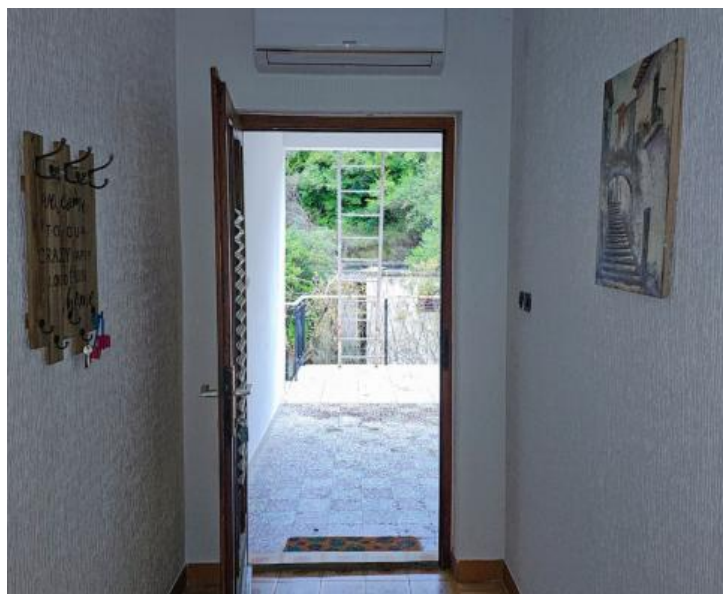
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