

# Land plot

## Kampor, Karlobag



<b>Ref</b>	RE-U-36050
<b>Type</b>	Land plot
<b>Region</b>	Karlobag
<b>Location</b>	Kampor
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Plot size</b>	17200 sqm
<b>Price</b>	€ 1 700 000

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### **RAB, KAMPOR - 17,200m<sup>2</sup> LAND, 1ST ROW TO THE SEA! Ideal for Tourism, Hospitality, and Economic Development!**

This exceptional plot of land boasts breathtaking sea views and a desirable southern orientation. Strategically located right by the sea, it offers a unique investment opportunity for hospitality and tourism ventures. Here's what makes this property stand out:

#### **Key Features:**

- **Purpose:** As outlined in the spatial plans:
  - **Primorje-Gorski Kotar County Plan:** Designated for hospitality and tourism economic use.
  - **City of Rab Development Plan:** Classified within an undeveloped construction area for catering and tourist purposes, specifically as a T21 tourist settlement.
- **Terrain:** Gently sloping with cascading levels, ideal for creative architectural designs.
- **Utilities:** All necessary infrastructure is nearby, ensuring convenience for development.
- **Location:** Nestled in a tranquil setting directly by the sea, offering peace and privacy.

#### **Why Invest in Rab?**

Rab is a gem of the Kvarner region, perfectly positioned for easy access to both European and domestic markets. Known as the "Happy Island," Rab is famous for its crystal-clear waters, 30 sandy beaches, and warm, shallow seas—making it an ideal family destination.

#### **Island Highlights:**

- **Geographical Features:** Stretching 22 km in length and up to 10 km in width, Rab's varied terrain includes ridges, valleys, and a rugged coastline.
- **Climate:** A pleasant mix of Mediterranean and continental influences, with an average annual temperature of 14.9°C and 2,417 hours of sunshine per year.
- **Flora and Fauna:** Home to rich biodiversity both on land and in the surrounding seas.

#### **Cultural and Historical Richness:**

Rab is steeped in history, with landmarks such as:

- **Supetarska Draga:** A settlement named after the 11th-century Benedictine Abbey of St. Peter.
- **Barbat:** Known for ancient ruins, including the remains of Greek military colonies and old city walls visible during low tide.

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- **Eufemia Bay:** Home to the historic St. Euphemia Monastery and its invaluable library chronicling 700 years of Rab's history.

### **A Rare Opportunity:**

With its prime location, stunning natural beauty, and rich historical and cultural background, this land is perfect for creating a tourist or hospitality haven. Don't miss out on this unique property in one of the Adriatic's most sought-after destinations.

### **Contact us today to explore this investment opportunity!**

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, 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 m<sup>2</sup>:  
99 €

Average price/m<sup>2</sup> of this type  
in this region:  
40 €

Median price/m<sup>2</sup> of this type  
in this region:  
21 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
355 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
190 €

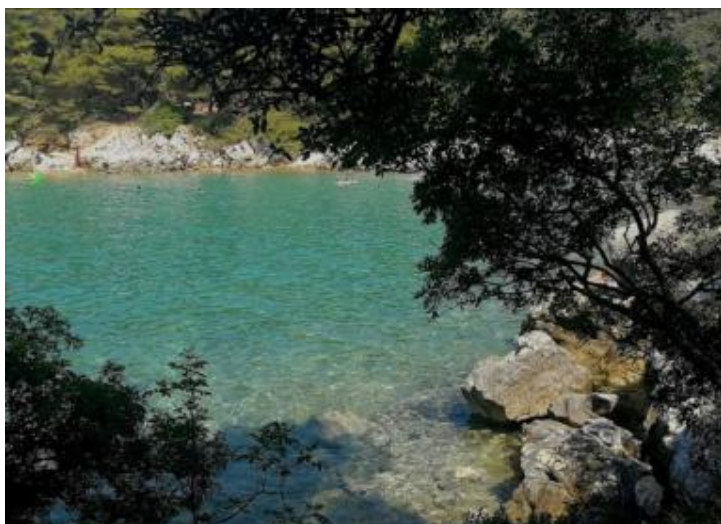
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