

House

Barbat na Rabu, Other islands



Ref	RE-U-35456
Type	House
Region	Other islands
Location	Barbat na Rabu
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	92 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 519 000

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Two-story duplex for sale near the sea in Rab, located in the peaceful coastal area of Barbat, 200m from the sea.

This attractive and recently built property represents an excellent opportunity to purchase quality island real estate just a short walk from the shoreline, ideal for a holiday home, permanent residence, or investment in tourist rentals.

The terraced house of 92 sq.m. is thoughtfully arranged over two levels, offering a functional and comfortable layout.

The ground floor consists of a bright living room, a fully equipped kitchen, a bathroom, a storage room, and a covered terrace that provides a pleasant outdoor space for relaxation and dining during the warmer months. The first floor features three bedrooms and an additional bathroom, ensuring enough space for family members and guests.

The property is equipped with one air conditioning unit on each floor, ensuring efficient cooling and heating throughout the year. Installations for electric underfloor heating have already been prepared, giving future owners the option to upgrade the comfort level according to their preferences. The house is sold fully furnished, allowing immediate use without additional investment.

A portion of the landscaped garden belongs to the house, offering private outdoor space, along with a designated parking space, which adds practicality and value. The quiet surroundings and proximity to the sea make this property particularly appealing to buyers seeking peace, privacy, and a true Mediterranean lifestyle.

Rab Island is known for its lush greenery, numerous sandy beaches, crystal-clear sea, and excellent ferry connections to the mainland, making it easily accessible throughout the year. This apartment offers everything buyers look for when searching for a genuine escape from city noise, combining modern comfort with the natural beauty and relaxed atmosphere of island living.

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.

Property advantages:

- Storage
- Floor heating
- Garden
- Modern

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Price per m²:
5.641 €

Average price/m² of this type
in this region:
4.382 €

Median price/m² of this type
in this region:
2.960 €

Average price/m² of this type
in Croatia:
3.034 €

Median price/m² of this type
in Croatia:
2.624 €

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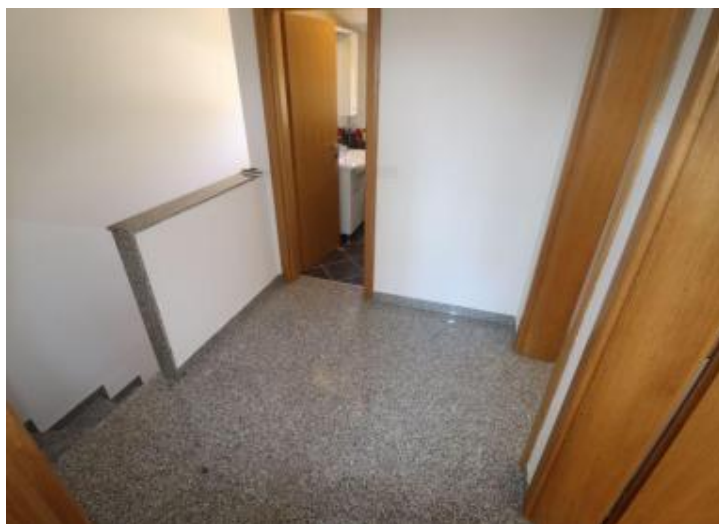
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