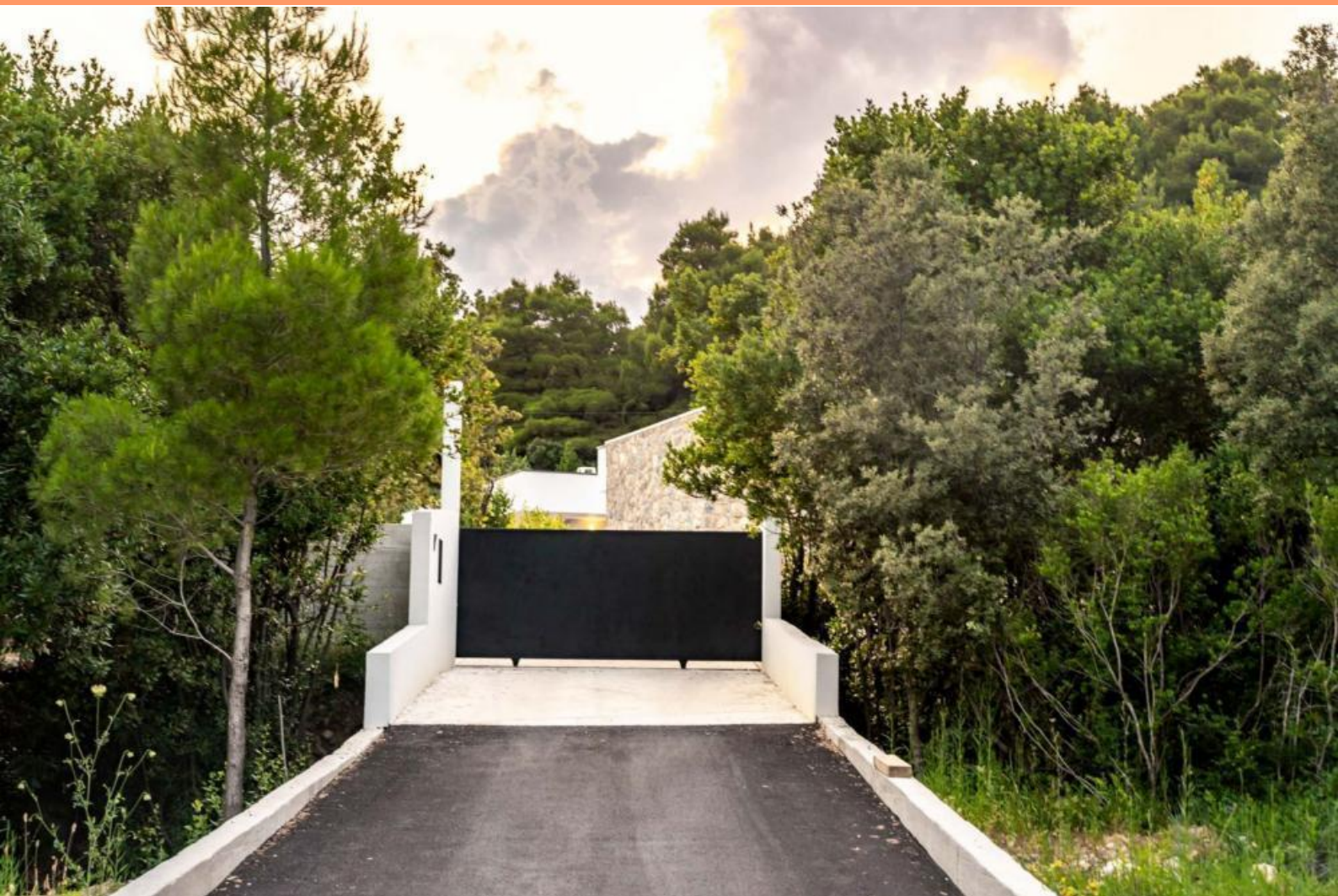


Villa

Rab, Other islands



Ref	RE-U-23701
Type	Villa
Region	Other islands
Location	Rab
Front line	No
Sea view	No
Distance to sea	750 m
Floorspace	350 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 2 000 000

Modern villa with pool surrounded by nature on island Rab in Palit, 750 meters from the sea!

On the romantic island of Rab, in a quiet place we offer a modern villa is of 350 sq.m. surrounded by a dense forest with private access via a bridge over a stream.

The territory is about 5000 m², and it is equipped with security cameras and an alarm system. At the very entrance to the property, there are steel sliding doors that can be opened via a mobile application.

The design was approached in a unique way, so that the villa is protected from wind, precipitation and sun penetration deep into the space in the summer months. It was built from the ground up to high quality, functional and unique. The foundations are strip-shaped with vertical and horizontal reinforced concrete cerclages, the ceiling structure is also reinforced concrete, and the central one to the villa is also reinforced with AB walls.

This construction provides high static resistance to seismic effects. The concrete slab is insulated with the addition of a waterproof additive to the concrete slab, which prevents the penetration of capillary moisture and is coated with waterproofing SIKA coatings. Above the 21 cm styrofoam, a high-quality parquet in light tones is placed, which creates a wonderful sense of comfort in the space. The outer walls of 52 cm are brick block + 12 cm Styrofoam + Baumit facade, while the inner part of the walls is covered with plasterboard glued directly to the wall. This construction method ensures exceptional insulation against heat loss and water vapor. It is worth noting that the height of the space is 303 cm, which gives a modern and luxurious feeling of living in the space. Roof insulation includes a vapor barrier, EPS thermal insulation 25-32 cm, waterproofing film, geotextile and a layer of gravel. Built according to the latest standards, this type of roofing provides a pleasant climate inside the building throughout the year.

On the roof area of 400 m², a complete infrastructure for erecting a solar power plant has been installed. The pipes from the roof are connected to a cistern of 50 m³, providing enough rainwater to water the planted plants or the vegetable garden in front of the villa. The interior part of the ground floor is well designed, and it could be divided into two parts.

The residential part contains: an entrance hall, a bathroom with a "walk-in" shower, a guest toilet and two bedrooms with wardrobes are located in the background, while the front part with a view of the swimming pool and the yard is comprised of an "open-space" area with a luxuriously equipped kitchen with dining room, central kitchen island and living room.

The remaining part of the building is an additional room with a gym and access to a terrace with a swimming pool, while behind it there is a garage for two cars, part of the building.

The roof eaves, each 2 meters long, cover the glass walls - in the summer when the sun is high, it does not enter the space, while in the winter, due to the different movement of the sun, the space is heated and receives a lot of light. A spacious terrace, partially covered, contains a swimming pool and a summer kitchen, as well as many places to relax. The combination of the stone facade has completely merged this unique villa with its location in nature.

A modern one-story house, built of the highest quality materials with luxurious furniture, is a great investment for escaping the city crowds.

Villa has an energy certificate of class "A".

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

Villa

Rab, Other islands



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.

Villa

Rab, Other islands



Price per m²:
5714 €

Average price/m² of this type
in this region:
6730 €

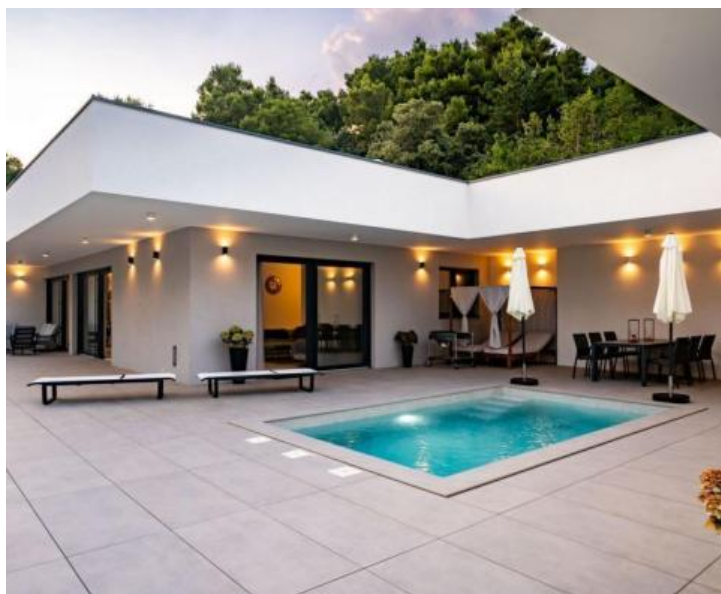
Median price/m² of this type
in this region:
5007 €

Average price/m² of this type
in Croatia:
4368 €

Median price/m² of this type
in Croatia:
3869 €

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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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