

# Mini-hotel

Barbat na Rabu, Rab, Karlobag



<b>Ref</b>	RE-U-25216
<b>Type</b>	Mini-hotel
<b>Region</b>	Karlobag
<b>Location</b>	Barbat na Rabu, Rab
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	350 sqm
<b>Plot size</b>	565 sqm

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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<b>No. of bedrooms</b>	11
<b>No. of bathrooms</b>	7
<b>Price</b>	€ 650 000

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Tourist property of 5 apartments on Rab island, with sea views, only 250 meters from the sea!  
Total area is 350 sqm. Land plot is 565 sq.m.

The property has floors GROUND+F+1+FLOOR.

Above the basement of 41 m<sup>2</sup>, there is a ground floor with a separate room with a bathroom and a large three-room apartment, which has access to a spacious terrace.

On the first floor there are three apartments, one two-bedroom and two smaller one-bedroom apartments. Each of these apartments has its own balcony, with a beautiful view of the sea.

In the attic there is a three-room apartment, also with a balcony.

All apartments are furnished and air-conditioned.

This tourist facility was built in 1988, renovated in 2007, while the new roof was made in 2020.

There are solar panels for hot water on the roof. The villa has a gazebo in its garden, which includes an outdoor grill and a place to relax, as well as parking for several cars.

Mediterranean villa for sale with a wonderful garden and landscaped green garden.

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>:  
1857 €

Average price/m<sup>2</sup> of this type  
in this region:  
1933 €

Median price/m<sup>2</sup> of this type  
in this region:  
1848 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €



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