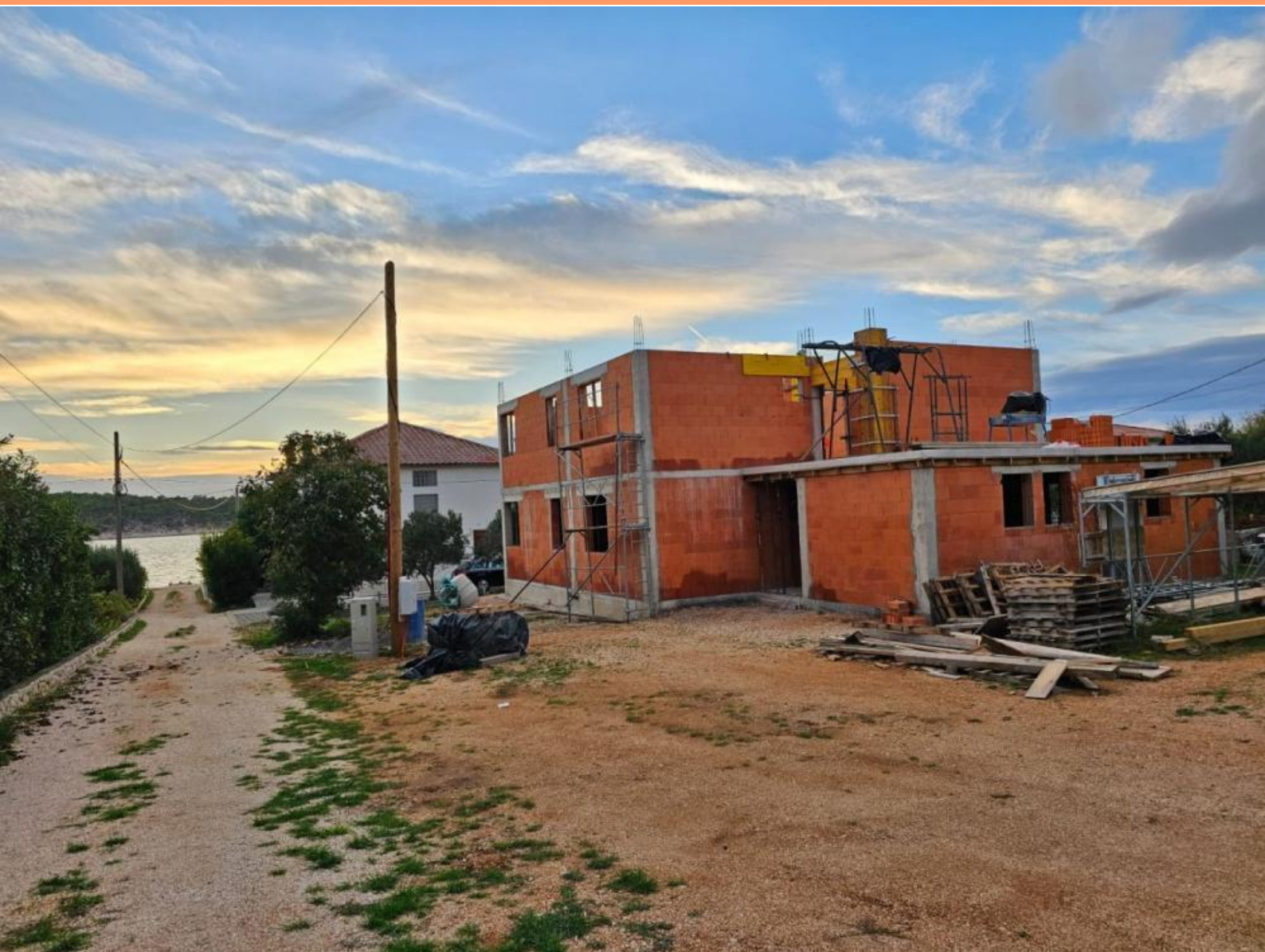


# Apartment

## Barbat na Rabu, Rab, Karlobag



<b>Ref</b>	RE-U-25218
<b>Type</b>	Apartment
<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>	50 m
<b>Floorspace</b>	119 sqm
<b>No. of bedrooms</b>	2

# Apartment

## Barbat na Rabu, Rab, Karlobag



**No. of bathrooms**

1

**Price**

€ 465 000

# Apartment

## Barbat na Rabu, Rab, Karlobag



Luxury apartment 50 meters from the sea in Barbat on Rab island in a new residence!

We offer for sale is a one-story apartment on the first floor of a residential building in a new building.

The floor plan is functionally designed, filled with natural light - "open-space" kitchen with dining room and living room with a glass wall and exit to the loggia of 10.38 m<sup>2</sup>.

The apartment will contain two bedrooms, a bathroom and a guest toilet. In the background there is a spacious terrace with a pergola.

It is currently in the construction phase, and the completion of the works is planned by the summer of 2024.

Certified materials will be used during the construction: porotherm brick d=25cm, ytong partition walls of 10cm, TORBAN plaster, Baunit facade, Kömmerling PVC carpentry (three-layer glass, mosquito nets, blinds), security door. Flooring is vinyl flooring and Italian/Spanish ceramic.

Heating and cooling of the space will be provided by air conditioners, but two Schiedel chimneys are planned as well, which gives the possibility of a subsequent fireplace or stove installation.

Luxury real estate, in a great location, in the immediate vicinity of beautiful beaches!

Discover wonderful Rab island with us!

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:**

Urbanized

# Apartment

## Barbat na Rabu, Rab, Karlobag



Price per m<sup>2</sup>:  
3.908 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.025 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.823 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

# Apartment

Barbat na Rabu, Rab, Karlobag



# Apartment

Barbat na Rabu, Rab, Karlobag



# Apartment

## Barbat na Rabu, Rab, Karlobag



### 1st floor

38,93	1	38,93
3,37	1	3,37
10,38	0,75	7,79
4,39	1	4,39
16,33	1	16,33
5,8	1	5,8
13,62	1	13,62
2,77	1	2,77
33,84	0,25	8,46
8,4	1	8,4
12,5	0,25	3,13
12,5	0,25	3,13
12,5	0,25	3,13
<b>TOTAL USABLE FLOOR AREA</b>		<b>119,23 m<sup>2</sup></b>

