

New development

Kampor, Rab, Karlobag



Ref	RE-U-31236
Type	New development
Region	Karlobag
Location	Kampor, Rab
Front line	No
Sea view	Yes
Distance to sea	450 m
Floorspace	73 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 191 000

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New complex of apartments on Rab island 450 meters from the sea.
New construction of 2024.

Sample apartment is on the 2nd floor, 2 bedrooms + living room with dining area + 2 parking spaces. The apartment is on the top floor of the building, with its 61.55 m², comprises an entrance hall, guest toilet, kitchen, living area of 21.83 m² including a kitchen, dining room, and living room with access to a covered terrace of 10.78 m².

The other half of the apartment is the sleeping area - entrance hall, bathroom, and two bedrooms with an area of 10.72 m² each.

The apartment includes shared space in the building and two parking spaces in the courtyard, with views of the surrounding greenery.

The apartments are in a modern small residential building with 3 floors and consist of 3 single-floor two-bedroom apartments. The building is constructed to high standards, with Schüco windows equipped with blinds and mosquito nets, 10 cm styrofoam facade insulation, marble stairs, anthracite roof gutters, chimney provided for heating, and installed air conditioning units.

The apartments are currently in the final stages of construction, allowing for customized ceramic tile selection! An excellent opportunity for a small apartment for summer months by the sea!

More apartments in the same residence:

**31235- 1st floor -74 sq.m. - 2
bedrooms - 191 000 eur**

**31234 - ground floor- 65 sq.m. - 2
bedrooms - 169 000 eur**

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 m²:
2616 €

Average price/m² of this type
in this region:
3511 €

Median price/m² of this type
in this region:
3145 €

Average price/m² of this type
in Croatia:
4262 €

Median price/m² of this type
in Croatia:
3987 €

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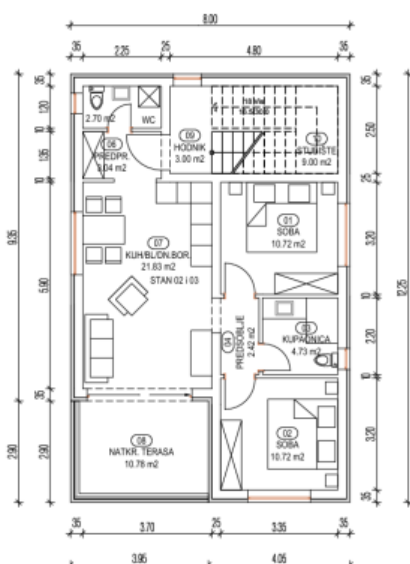
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STAN 02 i 03		
	Stanbena površina	
	Površina [m ²]	[m ²]
01	SOBA	10.72
02	SOBA	10.72
03	KUPAONICA	4.73
04	PREDSOBLJE	2.42
05	WC	2.70
06	PREDPR.	3.04
07	KUHINJA BOR.	21.83
08	NATKR. TERASA	5.39
Suma STAN 02 i 03		61.55
		66.94
ZAJEDNIČKI PROSTOR		
09	HODNIK	3.00
10	STUBIŠTE	9.00
Suma ZAJEDNIČKI PROSTOR		12
Sveukupno		73.55
		78.94