

Mini-hotel

Banjol, Rab, Other islands



Ref	RE-U-33460
Type	Mini-hotel
Region	Other islands
Location	Banjol, Rab
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	391 sqm
No. of bedrooms	10
No. of bathrooms	7
Price	€ 640 000

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Detached house with apartments in a prime location on Rab island, mere 150 meters from the sea! Total area is 391 sq.m. This detached property boasts stunning views of the historic city center, bell towers, and the sea. It presents an excellent opportunity for investment in tourism or as a family residence.

Spanning five floors—basement, ground floor, first floor, second floor, and attic—the house features a total of six residential units, making it ideal for vacation rentals.

The ground floor includes a spacious two-bedroom apartment (121.17 m²) with a large 30.40 m² terrace located above the garage and basement storage. On the first floor (92 m²), you'll find two two-bedroom apartments and an additional room with its own bathroom. The second floor provides 104.76 m² of living space, divided between a one-bedroom apartment and a studio apartment, the latter featuring its own storage area under the stairs. The attic houses a larger two-bedroom apartment totaling 50.37 m².

All units are fully furnished, equipped, and air-conditioned (each with its own AC unit), ready for immediate move-in or rental. The property has been well-maintained, with recent upgrades to the bathrooms on the ground and first floors, as well as new water and electrical systems. In 2022, the second floor and attic were fully renovated, including new flooring, bathrooms, and kitchens. The ground floor is heated by electric central heating, with heating systems installed up to the first floor.

The property also includes a small garden for relaxation and on-site parking, with additional public parking just a few minutes' walk away.

This house is an excellent investment opportunity, offering a steady stream of income through tourism thanks to its ideal location, comfortable apartments, and proximity to key amenities. All documentation is in order and available for review.

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:
1637 €

Average price/m² of this type
in this region:
3656 €

Median price/m² of this type
in this region:
3633 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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