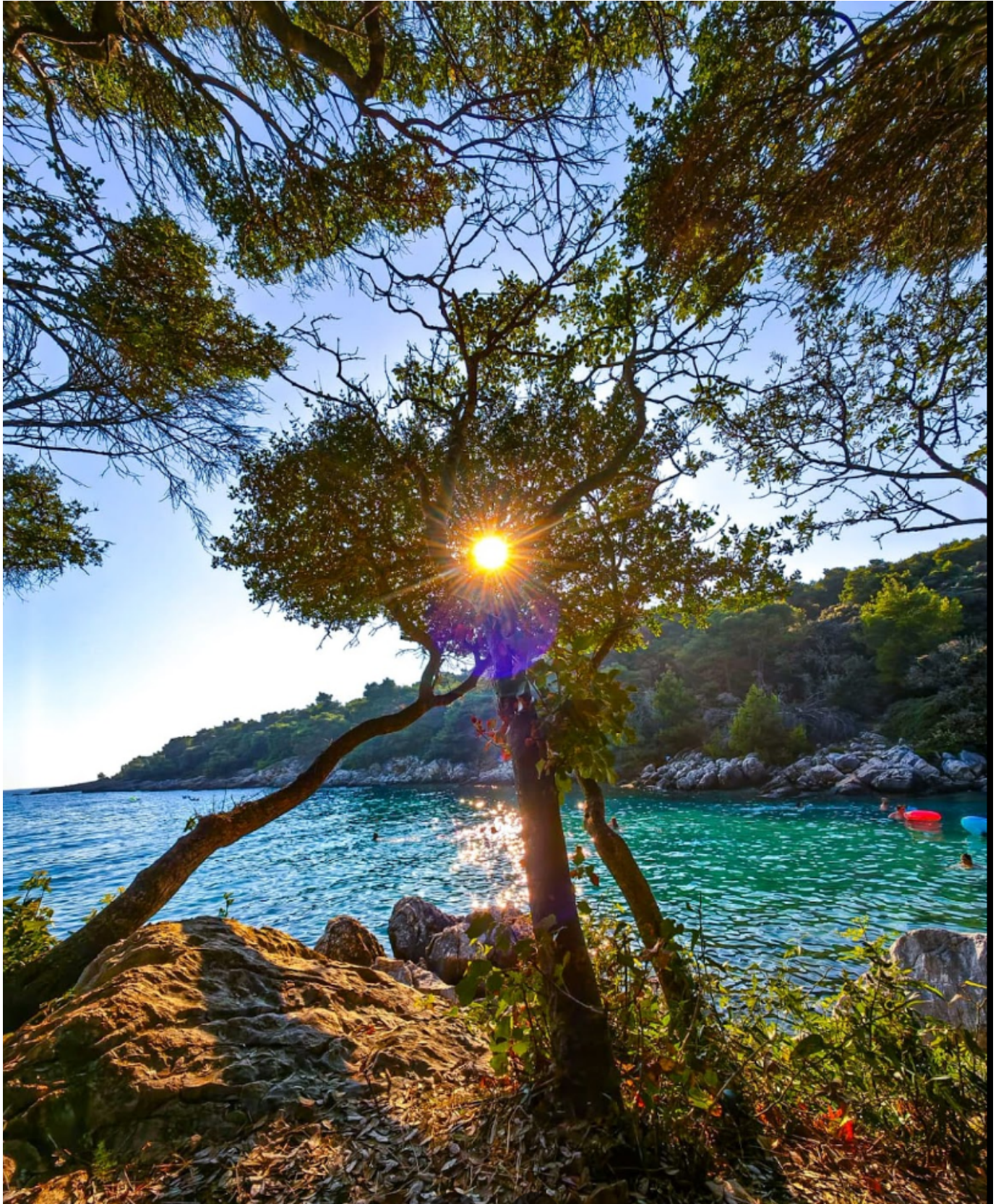


Land plot

Kampor, Karlobag



Land plot

Kampor, Karlobag



Ref	RE-U-36050
Type	Land plot
Region	Karlobag
Location	Kampor
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Plot size	17200 sqm
Price	€ 1 700 000

Land plot

Kampor, Karlobag



RAB, KAMPOR - 17,200m² LAND, 1ST ROW TO THE SEA!

Ideal for Tourism, Hospitality, and Economic Development!

This exceptional plot of land boasts breathtaking sea views and a desirable southern orientation. Strategically located right by the sea, it offers a unique investment opportunity for hospitality and tourism ventures. Here's what makes this property stand out:

Key Features:

- **Purpose:** As outlined in the spatial plans:
 - **Primorje-Gorski Kotar County Plan:** Designated for hospitality and tourism economic use.
 - **City of Rab Development Plan:** Classified within an undeveloped construction area for catering and tourist purposes, specifically as a T21 tourist settlement.
- **Terrain:** Gently sloping with cascading levels, ideal for creative architectural designs.
- **Utilities:** All necessary infrastructure is nearby, ensuring convenience for development.
- **Location:** Nestled in a tranquil setting directly by the sea, offering peace and privacy.

Why Invest in Rab?

Rab is a gem of the Kvarner region, perfectly positioned for easy access to both European and domestic markets. Known as the "Happy Island," Rab is famous for its crystal-clear waters, 30 sandy beaches, and warm, shallow seas—making it an ideal family destination.

Island Highlights:

- **Geographical Features:** Stretching 22 km in length and up to 10 km in width, Rab's varied terrain includes ridges, valleys, and a rugged coastline.
- **Climate:** A pleasant mix of Mediterranean and continental influences, with an average annual temperature of 14.9°C and 2,417 hours of sunshine per year.
- **Flora and Fauna:** Home to rich biodiversity both on land and in the surrounding seas.

Cultural and Historical Richness:

Rab is steeped in history, with landmarks such as:

- **Supetarska Draga:** A settlement named after the 11th-century Benedictine Abbey of St. Peter.
- **Barbat:** Known for ancient ruins, including the remains of Greek military colonies and old city walls visible during low tide.

Land plot

Kampor, Karlobag



- **Eufemia Bay:** Home to the historic St. Euphemia Monastery and its invaluable library chronicling 700 years of Rab's history.

A Rare Opportunity:

With its prime location, stunning natural beauty, and rich historical and cultural background, this land is perfect for creating a tourist or hospitality haven. Don't miss out on this unique property in one of the Adriatic's most sought-after destinations.

Contact us today to explore this investment opportunity!

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.

Land plot

Kampor, Karlobag



Price per m²:
99 €

Average price/m² of this type
in this region:
99 €

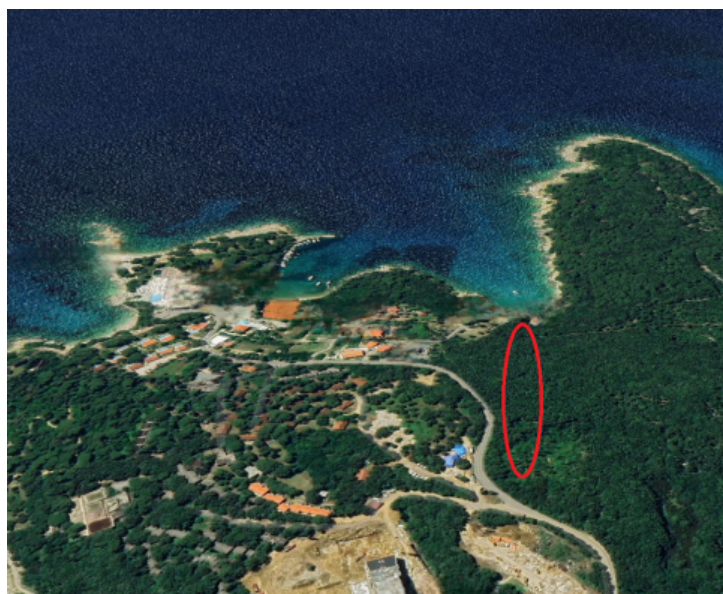
Median price/m² of this type
in this region:
99 €

Average price/m² of this type
in Croatia:
363 €

Median price/m² of this type
in Croatia:
250 €

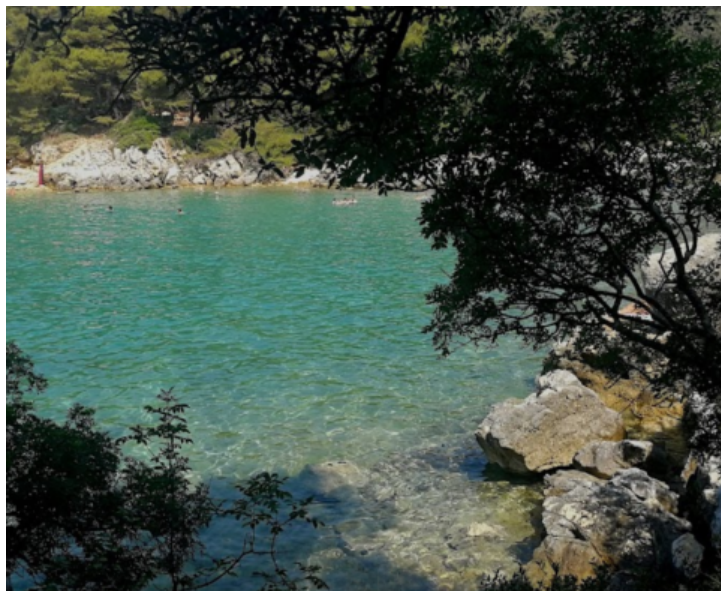
Land plot

Kampor, Karlobag



Land plot

Kampor, Karlobag



Land plot

Kampor, Karlobag



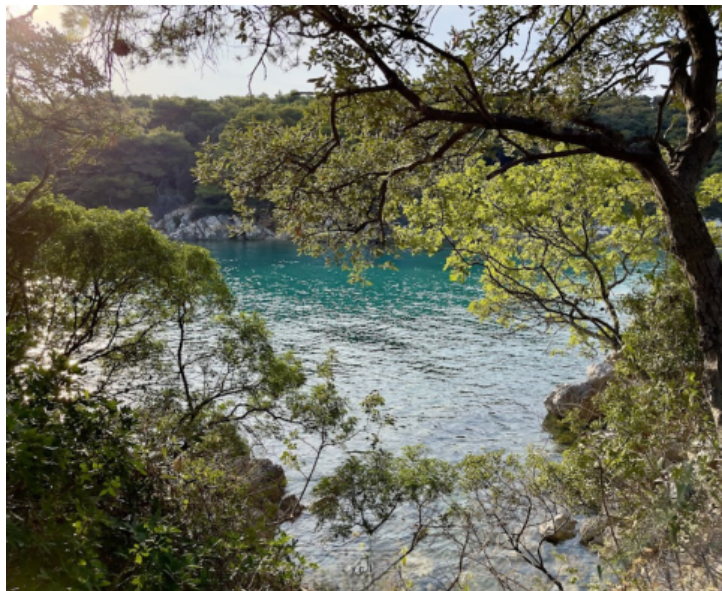
Land plot

Kampor, Karlobag



Land plot

Kampor, Karlobag



Land plot

Kampor, Karlobag



Land plot

Kampor, Karlobag

