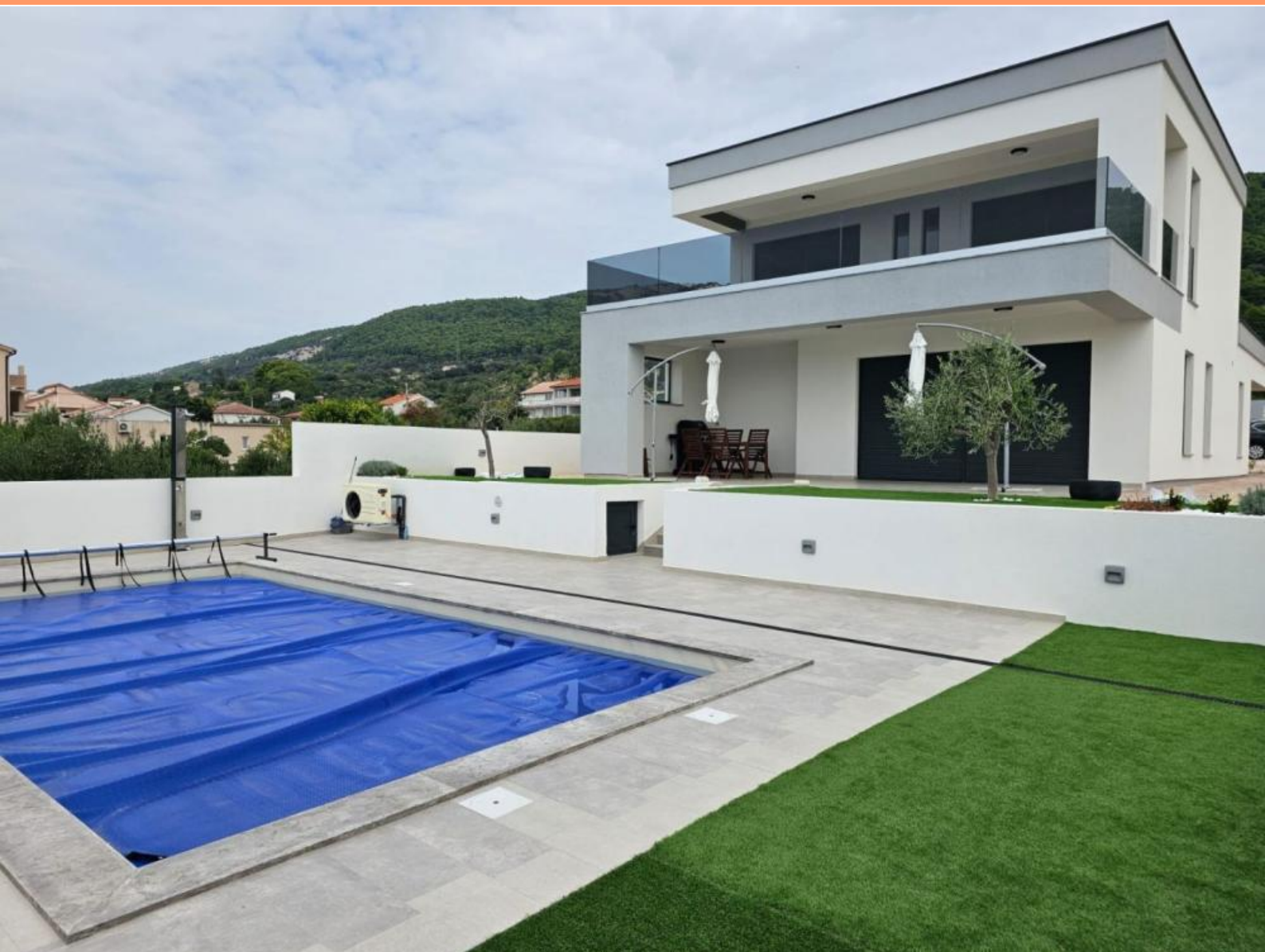


Villa

Banjol, Rab, Karlobag



Ref	RE-U-24318
Type	Villa
Region	Karlobag
Location	Banjol, Rab
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	225 sqm
Plot size	700 sqm

Villa

Banjol, Rab, Karlobag



No. of bedrooms	4
No. of bathrooms	3
Price	€ 1 144 000

Villa

Banjol, Rab, Karlobag



Magnificent new villa in Banjol, Rab island - ideal modern property only 200 meters from the sea!

Nestled on an impressive 913-square-meter plot, this modern villa of 225 square meters, spanning two floors, offers breathtaking sea views.

Interior Space:

- The ground floor features a spacious open-concept living area, seamlessly integrated with a modern kitchen and an elegant dining room. Additionally, on the ground floor, you'll find a guest WC and one bedroom. The front side is generously glazed, allowing ample natural light to illuminate the space and providing a view of the garden and the pool.
- Upstairs, there are three bedrooms, each with its private bathroom. The rooms are tastefully furnished in a modern style, and the bathrooms are equipped with high-quality fixtures. Two of the bedrooms have access to a large balcony, offering a splendid view of the surrounding area.

Outdoor Space:

- A beautiful garden adorned with Mediterranean vegetation
- A heated pool situated in the heart of the garden, complete with a sunbathing area
- An outdoor kitchen
- Four parking spaces and a garage for one car

The villa is peacefully located, close to all necessary amenities, and is approximately 200 meters from the sea. It is being sold fully furnished, with high-quality equipment throughout.

The documentation is in order.

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.

Villa

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Price per m²:
5084 €

Average price/m² of this type
in this region:
3872 €

Median price/m² of this type
in this region:
4074 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

Villa

Banjol, Rab, Karlobag



Villa

Banjol, Rab, Karlobag



Villa

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