



listing



Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 2,050,640.01

Elhelyezkedés

Ország:	Croatia
Állam/Régió/Tartomány:	Primorsko-Goranska Zupanija
Város:	Rab
Feladta:	2026. 09. 08.
Leírás:	
 	

New Apartment House with Six Apartments for Sale on Rab Island, Croatia, 600m from the Sea!

Fully furnished new apartment house with six spacious apartments, a 720 m² landscaped garden, modern heating and cooling systems, and an excellent location just 600 metres from the sea and approximately 15 minutes' walk from the historic centre of Rab.

A modern **semi-detached apartment house for sale in its entirety**, comprising both connected buildings, is located on the island of Rab in the Kvarner region of Croatia. Built in **2023**, the property offers approximately **600 m² of total gross developed area** and consists of two separate houses of approximately 300 m² each, with a total of **six fully furnished and equipped apartments**.

Thanks to its generous accommodation capacity, high-quality construction, modern technical systems and proximity to both the sea and the centre of Rab, the property represents an attractive opportunity for **tourist rental investment in Croatia**.



Six Spacious Apartments

Each building extends over three levels – ground floor, first floor and second floor – and contains three apartments of approximately **100 m² each**.

Every apartment features:

- Two comfortable bedrooms
- A spacious open-plan kitchen, dining and living area
- Direct access to a private terrace or balcony
- Fully equipped kitchen
- High-quality bathroom facilities
- Storage space

The ground-floor apartments each have **one bathroom and a storage room**, while the apartments on the first and second floors feature **two bathrooms**. The ground-floor apartments are designed to provide accessibility for people with disabilities.

High-Quality Construction and Full Equipment

The property was constructed using high-quality materials and is being sold **fully furnished and equipped**, allowing a future owner to begin using the property immediately.

The apartments feature:

- Bosch kitchen appliances
- High-quality white PVC windows and doors
- White roller shutters with electric operation
- Preparations for intercom installation
- Modern Viessmann heat pump systems
- Riello fan coils throughout the apartments and common hallways



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- Vitocell 100 domestic hot-water tanks
 - Additional electric wall radiators in the bathrooms

Heating and cooling are provided by **Viessmann heat pumps**, while quiet and efficient **Riello fan coils** ensure comfortable temperatures throughout the apartments and common areas.

The technical rooms are located on the ground floors and contain the heat pumps and domestic hot-water systems.

Large Garden and Outdoor Facilities

The property occupies a plot of more than **1,000 m²**, surrounded by picturesque olive groves and Mediterranean vegetation.

The landscaped outdoor area provides excellent potential for both private enjoyment and tourist accommodation. It includes:

- Approximately **720 m² of landscaped garden**
- Multiple private parking spaces
- Three parking spaces next to each building
- Two additional parking spaces
- A **28 m² covered gazebo**
- Outdoor kitchen
- Outdoor toilet
- Barbecue area
- Separate **11 m² storage/tool shed**

The spacious garden and outdoor facilities create an attractive additional amenity for guests and provide an ideal setting for summer dining, relaxation and social gatherings.

Excellent Location Near the Sea and Rab Town Centre

The property is situated in a quiet area surrounded by olive groves while remaining within easy walking distance of essential amenities.



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- **Sea:** approximately 600 metres
 - **Rab town centre:** approximately 15 minutes on foot
 - **Shop:** approximately 5 minutes on foot
 - **Access:** asphalted access road

The houses are connected to all essential infrastructure, including **water, electricity, sewage and optical fibre internet**.

Investment Opportunity on Rab Island

The combination of **six independent apartments, approximately 600 m² of built area, a large landscaped garden, private parking, modern heating and cooling systems and a location close to the sea** makes this property particularly suitable for an organized **tourist rental business on Rab Island**.

The property can be operated as a single accommodation complex or managed as six individual holiday apartments, offering flexibility for a professional tourism business.

The property has **clear ownership**, a valid **building permit and use permit**, and an **A+ energy performance certificate**.

This turnkey property offers investors the opportunity to acquire a recently constructed and fully equipped apartment complex in one of Croatia's established Adriatic tourism destinations.

Rab Island – Kvarner, Croatia

Rab Island is one of the most attractive destinations in the Kvarner region, renowned for its crystal-clear Adriatic Sea, diverse beaches, Mediterranean climate and picturesque historic towns.

The town of **Rab** is particularly famous for its distinctive skyline dominated by four characteristic bell towers. The island offers numerous walking and cycling routes, secluded bays, beaches and opportunities for sailing, swimming and other outdoor activities.

With its combination of natural beauty, historic heritage, developed tourism infrastructure and year-round Mediterranean lifestyle, Rab is attractive for **holiday homes, permanent residence and investment in Croatian tourism**.

Key Property Highlights

- New construction – **2023**



- Two semi-detached buildings sold together
- Approximately **600 m² gross developed area**
- **Six apartments**, each approximately 100 m²
- Fully furnished and equipped
- Two bedrooms per apartment
- Modern Viessmann heat pumps
- Riello fan-coil heating and cooling
- Bosch appliances
- Over **1,000 m² plot**
- Approximately **720 m² landscaped garden**
- 28 m² gazebo with outdoor kitchen and toilet
- Outdoor barbecue
- 11 m² storage/tool shed
- Multiple private parking spaces
- Approximately **600 m from the sea**
- Approximately **15 minutes' walk to Rab centre**
- Optical fibre connection
- Building and use permits
- **A+ energy certificate**
- Suitable for tourist rental and investment

If you want, I can also make a **more luxury/investment-focused version for international buyers**, with stronger wording for portals such as JamesEdition, LuxuryEstate, Rightmove Overseas and your own website.



Ref: RE-U-49685

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: Storage, Garden, Attached, Building permit, Modern

Gyakori

Hálósobák:	12
Fürdőszobák:	10
Kész négyzetméter:	600 nm
Telekméret:	720 nm

Lease terms

Date Available:

További információ

Weboldal URL: http://www.arkadia.com/ZLWS-T3677/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-u-49685

