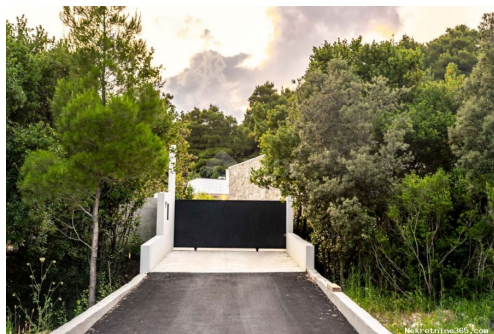


## OTOK RAB, PALIT - Moderna vila s bazenom okružena prirodom, Rab, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OTOK RAB, PALIT - Moderna vila s bazenom okružena prirodom
Property for:	Sale
House type:	detached
Property area:	350 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	3
Price:	2,000,000.00 €
Updated:	Jul 03, 2024

### Condition

Newbuild:	yes
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### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Rab
City area:	Palit
ZIP code:	51280

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
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### Parking

Garage:	yes
Number of parking spaces:	4

### Description

Description:	RAB ISLAND, PALIT - Modern villa with pool surrounded by nature On the
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island of Rab, in a quiet place 1 km from the sea, a modern villa is for sale surrounded by a dense forest with private access via a bridge over a stream. The land is about 5000 m<sup>2</sup>, and it is equipped with security cameras and an alarm system. At the very entrance to the property, there are steel sliding doors that can be opened via a mobile application. The design was approached in a unique way, so that the villa is protected from wind, precipitation and sun penetration deep into the space in the summer months. It was built from the ground up to high quality, functional and unique. The foundations are strip-shaped with vertical and horizontal reinforced concrete cerclages, the ceiling structure is also reinforced concrete, and the central one to the villa is also reinforced with AB walls. This construction provides high static resistance to seismic effects. The concrete slab is insulated with the addition of a waterproof additive to the concrete slab, which prevents the penetration of capillary moisture and is coated with waterproofing SIKA coatings. Above the 21 cm styrofoam, a high-quality parquet in light tones is placed, which creates a wonderful sense of comfort in the space. The outer walls of 52 cm are brick block + 12 cm Styrofoam + Baunit facade, while the inner part of the walls is covered with plasterboard glued directly to the wall. This construction method ensures exceptional insulation against heat loss and water vapor. It is worth noting that the height of the space is 303 cm, which gives a modern and luxurious feeling of living in the space. Roof insulation includes a vapor barrier, EPS thermal insulation 25-32 cm, waterproofing film, geotextile and a layer of gravel. Built according to the latest standards, this type of roofing provides a pleasant climate inside the building throughout the year. On the roof area of 400 m<sup>2</sup>, a complete infrastructure for erecting a solar power plant has been installed. The pipes from the roof are connected to a cistern of 50 m<sup>3</sup>, providing enough rainwater to water the planted plants or the vegetable garden in front of the villa. The interior part of the ground floor is well designed, and it could be divided into two parts. The residential part contains: an entrance hall, a bathroom with a "walk-in" shower, a guest toilet and two bedrooms with wardrobes are located in the background, while the front part with a view of the pool and the yard is comprised of an "open-space" area with a luxuriously equipped kitchen with dining room, central kitchen island and living room. The remaining part of the building is an additional room with a gym and access to a terrace with a swimming pool, while behind it there is a garage for two cars, part of the building. The roof eaves, each 2 meters long, cover the glass walls - in the summer when the sun is high, it does not enter the space, while in the winter, due to the different movement of the sun, the space is heated and receives a lot of light. A spacious terrace, partially covered, contains a swimming pool and a summer kitchen, as well as many places to relax. The combination of the stone facade has completely merged this unique villa with its location in nature. A modern one-story house, built of the highest quality materials with luxurious furniture, is a great investment for escaping the city crowds. It has an energy certificate of class "A". \*\*\* Dear clients, the agency commission is charged in accordance with the General Terms and Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23701

## Additional contact info

Reference Number: 523281

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