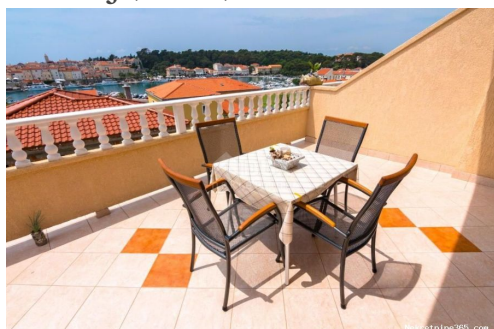


## OTOK RAB, BANJOL - Samostojeća kuća s apartmanima na vrhunskoj lokaciji, Rab, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
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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, BANJOL - Samostojeća kuća s apartmanima na vrhunskoj lokaciji
Property for:	Sale
House type:	detached
Property area:	391 m <sup>2</sup>
Bedrooms:	13
Bathrooms:	7
Price:	640,000.00 €
Updated:	Sep 24, 2024

### Condition

Built:	1969
Last renovation:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
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Number of parking spaces: 1

## Description

Description:

RAB ISLAND, BANJOL - Detached house with apartments in a prime location In an attractive and sought-after location in the very center of Rab, a family apartment house is for sale with a beautiful view of the historic center of the city, the bell towers and the sea. This detached property, located only 150 meters from the sea, offers an outstanding opportunity for investment in tourism or a family home. The house extends over five floors, basement, ground floor, 1st floor, 2nd floor and attic, and includes a total of 6 residential units, which makes it extremely suitable for tourist rental. The ground floor - contains a spacious 2-bedroom apartment with an area of 121.17 m<sup>2</sup>, with a large terrace of 30.40 m<sup>2</sup> that extends above the garage and storage in the basement. On the first floor, with a total area of 92 m<sup>2</sup>, there are two two-room apartments and a separate room with its own bathroom. The second floor offers a total of 104.76 m<sup>2</sup> of living space, divided into two residential units, a 1BR+DB apartment and a studio apartment with its own storage room under the stairs. The attic consists of a larger apartment with two bedrooms, with a total area of 50.37 m<sup>2</sup>. All apartments are fully furnished and equipped and air-conditioned (one air conditioner for each apartment), which makes them ready for immediate occupancy or rent. The house has been maintained, the bathrooms on the ground floor and on the first floor have been renovated, along with new water and electricity installations, while in 2022 the second floor and the attic were completely renovated, including floor tiles, new bathrooms and kitchens. The ground floor has electric central heating, with heating installations up to the 1st floor. A small garden and garden provide space for relaxation, while a parking space is provided next to the house. There is a public parking lot just a few minutes' walk away. The house represents a good investment and the possibility of constant income through tourism, thanks to the perfect location, nice apartments and proximity to all important amenities. The documentation is in order and available for inspection. \*\*\* 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: 33460

## Additional contact info

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