



🏠 320 m² 📍 Kampor, Croatia 💰 1 190 000 EUR / 29 851 150 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|------------------------------|--------------------------|------------------------------------|---------------------------------------|
| Order number | N5574 | Price | 1 190 000 EUR / 29 851 150 CZK |
| Address | Kampor, Croatia | Type | Houses |
| Category | Family House | Usable area | 320 m² |
| Number of rooms | 5 and more rooms | Land area | 716 m² |
| Built up area | 153 m² | Floor area | 320 m² |
| Garden area | 465 m² | Energy performance of the building | G - Extremely uneconomical |
| Number of underground floors | 1 | Device | Yes |
| Parking | 4 | Terrace | 35 m² |

About real estate

We offer for sale an exclusive villa with a heated pool and garden on a plot of 716 sqm, located on the croatian island Rab and because of its location there are an exceptional views of the sea bay.

The villa is located on one underground and two above-ground floors.

The basement of the villa is divided into two apartments, both are equipped with a private bathroom and only one has a kitchen. Furthermore, a technical room with an automatic boiler and boiler.

On the first floor there is a large living room with kitchen, bedroom, bathroom and hallway with storage space. From the living room there is direct access to the terrace (35 sqm) and to the pool, from where there is a beautiful view of the surroundings, the adjacent monastery and the sea.

The second floor has a living room with kitchen, bedroom, bathroom with jacuzzi shower, and a hallway with storage space.

The property is fully furnished with teak and antique furniture, underfloor heating (oil), Italian tiles and ceramics.

The villa has a well-kept garden with automatic irrigation, planted are mainly olive trees. The heated and lighted swimming pool can be completely covered, and includes a toilet and an outdoor shower with solar heating. On the plot there is a pergola with a kitchen and a fireplace.

There is a stone wall around the whole plot, which ensures complete privacy. In front of the plot there is a parking lot for 4 cars and a platform for helicopters nearby.

Energy performance class G is listed only temporarily in order to meet legal requirements, the certificate is submitted for elaboration.