



Code :	NAV2254
Location :	Rab
Building size :	135 m2
Lot size :	547 m2
Distance from sea :	300 m
Number of rooms :	3
Year of built :	2024
Heating :	heat pump
Energy efficiency :	processing

Price :	675.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Modern villa with swimming pool

This villa is for sale in a beautiful part of the island of Rab. It has an area of 135 m², with swimming pool and modern architectural design. The villa is located on a plot of 547 m², approximately 300 meters from the sea and sandy beaches.

The villa was designed as a two-story residential building.

On the ground floor there is an entrance area, a guest toilet, a storage room, a bedroom with bathroom, a kitchen, a dining room and a living room. In front of the living room there is a covered terrace, behind it a swimming pool with a sunbathing area and a summer kitchen with a grill. The stairs lead to the first floor where there are two comfortable bedrooms, each with its own bathroom, further bathrooms, a hallway and two large uncovered terraces with beautiful sea views. The villa is sold fully finished and unfurnished, except for the fully fitted bathrooms with high quality sanitary ware and fittings. Each room is equipped with air conditioning. The villa has a chimney so that an indoor fireplace can be built. The windows were made of PVC, triple glazed. Roller shutters are electric. The parking spaces are being paved and preparations are being made for the charging station for electric vehicles. The yard will be fenced and a gate will be installed at the entrance.

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