



Code :	NAF2288
Location :	Rab
Building size :	135 m2
Lot size :	0 m2
Distance from sea :	200 m
Number of rooms :	4
Year of built :	2024
Heating :	air conditioning
Energy efficiency :	processing

Price :	629.062 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Title	Livnig area	Floor	Price
apartment A	135.00 m2	Ground floor	629.062 €

## Apartment under construction on the island of RAB

Luxurious ground-floor apartment with a pool in an urban villa, located in a peaceful setting on a small hill - high enough for spectacular views, yet only 250 meters from the beach and a campsite with excellent amenities.

135m<sup>2</sup> of premium living space

3 spacious bedrooms

2 modern bathrooms

Large living room with kitchen and dining area

Front terrace connected to the pool terrace

Nearly 200m<sup>2</sup> of private yard featuring a 25m<sup>2</sup> private pool, sunbathing area, outdoor kitchen, and BBQ space - perfect for enjoying with family and friends. On one side, you are surrounded by your own orchard, and on the other, you have an uninterrupted view of the sea, islands (Pag, Lošinj, Krk, Dolin), and the old town of Rab.

Two private parking spaces

Anthracite PVC windows with mosquito nets and electric shutters

Various beaches - sandy, pebbly, and rocky

Unmatched panoramic view from the living room

The villa is located at the end of a quiet street, free from traffic and noise, ensuring complete privacy and relaxation. And when you're in the mood for action, restaurants, cafés, shops, pastry shops, promenades, and water sports are just a few steps away!

A seaside promenade takes you to the center of Rab in 20 minutes on foot, and if you want to get there faster, by car or taxi boat, you'll be there in just 5 minutes.

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