



Croatia, Rab – Stunning Smart House with Pool and Panoramic Sea Views in Barbat

EUR 663.000,00

Property details

Type:	House
Bedrooms:	3
Land included:	510
Size:	130 m2
City:	Rab
Built:	2023



Description

Situated just 200 meters from the Adriatic Sea, this spacious house spans a total net area of 130 square meters. Nestled on a generous plot of 510 square meters, this home offers ample space for relaxation, entertainment, and creating unforgettable memories.

LAYOUT:

• GROUND FLOOR

The ground floor consists of living room and dining area spanning on 30.40 square meters, providing a spacious environment for hosting gatherings and enjoying quality time with loved ones. Adjacent to the living space, you'll find a well-appointed kitchen spanning 10.64 square meters, equipped with top-of-the-line appliances and ample storage. There is also cozy bedroom measuring 10 square meters and a bathroom of 3.24 m2 provide convenience and comfort on this level.

The ground floor seamlessly extends to an outdoor terrace, spanning a generous 50 square meters. Here, you can relish in the Mediterranean climate and soak up the sun while enjoying picturesque sea views. The semi-covered pool (8m x 3.5m) and a convenient minibar create the perfect ambiance for refreshing dips and evenings spent with friends and family.

• FIRST FLOOR

Moving upstairs, you'll discover two beautifully designed bedrooms. The first one spans 14 square meters and features an ensuite bathroom of 3.04 square meters. The second bedroom, measuring 12.41 square meters, boasts an ensuite bathroom of 4.15 square meters. Both bedrooms open up to stunning terraces, covering a combined area of 25 square meters. Here, you can revel in panoramic vistas, sip your morning coffee, or unwind with a glass of wine as the sun sets on the horizon.

This exceptional property will be equipped with the finest finishes, including high-quality ceramics and sanitary ware. Moreover, it will



be a smart home, allowing you to seamlessly control various aspects of your living environment.

Priced attractively at 663,000 euros, the house will be finished to the stage of ceramics and sanitary ware, allowing you to personalize and furnish it to your taste. If you prefer the convenience of a fully furnished home, the price is 714,000 euros. The final price includes VAT

Construction is progressing swiftly, and the house is expected to be completed by the second month of 2024, or possibly even earlier. You can visualize the possibilities of this beautiful home by referring to the attached rendering, which showcases an example of the furnished interior.

The seller's conditions are that the buyer reimburses part of the sales costs in the amount of 2% + VAT, calculated from the contract value of the property.

Don't miss this exceptional opportunity to own a piece of paradise on the stunning island of Rab. Contact us today to arrange a viewing and embark on an exciting journey to make this house your dream home.