



**Rab, Barbat on Rab, beautiful luxury villa 135 m2 with pool**

*Croatia, Islands of the Adriatic sea*

<b>Price:</b>	<b>€ 623 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Land area</b>	547 m2
<b>Area</b>	135 m2
<b>Category</b>	For sale



A modern villa with a swimming pool is located in the wonderful town of Barbat, on a plot of 547 m<sup>2</sup>. The villa has a total area of 134.80 m<sup>2</sup> and offers superb comfort and stylish design.

Upon entering the villa, you will be greeted by a spacious open space living room with an open layout connected to a modern kitchen and dining room, ideal for socializing and relaxing. Large windows provide plenty of natural light and offer a wonderful view of the surrounding landscape.

The villa has three spacious bedrooms, with each room having its own bathroom. Each bathroom is elegantly decorated and equipped with modern sanitary ware and luxury accessories. These rooms provide privacy and comfort for all guests.

The villa also has an additional toilet for guests, which is practical and accessible from the living room.

The main attraction of the villa is the large covered terrace in the yard that offers a beautiful view of the pool. Here you can enjoy your morning coffee or a relaxed lunch while enjoying the fresh sea air. There is also an outdoor kitchen and grill on the terrace, ideal for preparing delicious meals outdoors.

The villa has 3 parking spaces, which is very good for guests arriving by car. Also, the location of the villa is only 300 m away from the sea, so you will easily be able to enjoy the beautiful beaches and turquoise sea of the Barbat channel.

This modern villa in Barbat offers a combination of luxury, comfort and a beautiful sea view. It is ideal for those looking for a relaxing vacation near the sea, surrounded by beautiful nature.

Other information on request.



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