

# Villa

## Pomer, Medulin, Istria



<b>Ref</b>	RE-U-31367
<b>Type</b>	Villa
<b>Region</b>	Istria › Pula
<b>Location</b>	Pomer, Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	416 sqm
<b>Plot size</b>	814 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 615 000

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Modern villa in Pomer, Medulin, 2d line to the sea, mere 50 meters from wateredge!  
One of the most peaceful and green locations in Istria!

We proudly present this exclusive modern villa nestled near the sea and beaches in the renowned and now almost indispensable Pomer in the very south of Istria which benefits the highest number of sunny days per year in Istria .

This villa epitomizes luxury and quality, offering its future owners a unique opportunity to possess a rare type of property on our coast.

Firstly, it is important to highlight that this is a first-class villa situated in an attractive location among a select few high-luxury properties. The location of the villa has been carefully chosen to ensure the project fulfills its intended role. Future owners can enjoy maximum comfort and luxury, with all necessary daily amenities just a few steps away.

Join us on this journey towards a unique opportunity, and perhaps your search for the perfect property will end here.

### **PROPERTY DESCRIPTION:**

This is a high-quality villa currently under construction, with completion and occupancy planned for early 2025. The villa comprises a total of 416.80 square meters of net living space, divided into two residential floors and an additional third level featuring a rooftop terrace.

Upon entering the villa, one is greeted by a graceful foyer with space for a wardrobe, leading into the open-plan living area without partition walls. This space includes a spacious and sunlit living room with large sliding glass walls, a substantial dining area for the whole family, and a modern kitchen with an island, perfect for gatherings and entertainment.

One must highlight the innovative design solution where the owners opened the airspace above the living area, nearly connecting the ground floor with the highest interior point. This creates a unique charm and makes the villa a distinctive property on our coast. The sliding glass walls not only flood the space with natural light but also enhance the feeling of endless connectivity between the villa's interior and the surrounding nature.

In the more private part of the ground floor, separated by a hallway, there is a bedroom with its own bathroom and access to the garden, a guest toilet, and a storage room next to the kitchen, including a technical room/laundry room.

An internal staircase leads to the first floor, where three additional bedrooms are located, each with its own private bathroom. Each of these bedrooms has a private covered terrace, while the master bedroom features two private covered terraces (10.60m<sup>2</sup> + 14.30m<sup>2</sup>) with partial sea views.

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Every square meter of this villa has been utilized to ensure maximum comfort, luxury, and uniqueness. Before heading to the rooftop terrace, it is important to mention several additional amenities in the villa's garden.

### **GARDEN DESCRIPTION:**

The villa sits on an 814m<sup>2</sup> land plot. After accounting for the space occupied by the villa, the pool, and a short private access road, 509.10m<sup>2</sup> of yard space remains.

The project owners have equally invested in the villa's exterior. From the living room, through the large sliding glass walls, you reach an uncovered summer terrace (169.10m<sup>2</sup>), as well as a covered summer terrace (48.20m<sup>2</sup>) with a summer kitchen and dining area for family and friends. These terraces are next to the pool's sun deck and the heated pool with a saltwater system.

The garden is fully fenced and offers enough green space for children and pets to play safely. There is also access to an outdoor storage room and a poolside toilet.

Additionally, the garden is accessed through an electric sliding gate from a minor, dead-end asphalt road, providing ample parking for four or more cars, with two covered parking spaces.

An external staircase from the garden leads to the villa's rooftop terrace, offering an unobstructed panoramic view of the sea and gently rolling countryside. This rooftop terrace is ideal for entertaining friends and family, featuring planned installations for outdoor seating, a jacuzzi, and a sunbathing area, covering a total of 140.90m<sup>2</sup>.

### **ADDITIONAL INFORMATION:**

- The villa has clear ownership
- The owner is a legal entity (company)
- The villa is sold turnkey, fully functional without furniture, including a fully landscaped garden and pool
- Future owners may choose special Italian signature furniture at an additional cost
- Future owners can influence the villa's interior design, including flooring choices and technical equipment
- The villa will be equipped with Daikin air conditioners in every room and underfloor heating throughout
- A chimney will be installed, allowing for a pellet or wood stove if desired
- Aluminum joinery with insect screens and Z-90 blinds will be installed
- High-quality Italian ceramics will be used throughout the villa, except in the bedrooms and living room, which will feature parquet flooring suitable for underfloor heating
- The villa will be equipped with top-notch technology, materials, and equipment such as Hans Grohe and Daikin products

### **LOCATION DESCRIPTION:**

The villa is situated in a carefully selected location by the project owners, aiming to achieve a high standard of luxury, comfort, and simplicity of living.

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Pomer has become a favored destination for many visitors, with some finding it an ideal place for permanent residence or a beloved retreat during the warmer months. Pomer is a small settlement behind Medulin and the popular Premantura. It comprises a few houses and luxurious villas close to beautiful and natural beaches. The nearest beaches are only 800-900 meters from the villa, offering not only crystal-clear waters but also numerous amenities like jet ski rides, beach bars, boat rentals, and seaside restaurants. Pomer is well-known by its wonderful luxury yachting marina. It is also a place of luxury modern villas construction.

In addition to beautiful, activity-filled beaches, Pomer is home to some of the finest cycling trails, leading to Premantura and the famous Cape Kamenjak Nature Park, or towards the lively Medulin.

Pomer offers a range of amenities to both visitors and residents, including a school, a small shop, several restaurants, and a café in the village center. For more extensive shopping needs, a newly built larger store is just a three-minute walk from the center of Pomer, or a one-minute drive. Furthermore, Pomer is well-connected by road, with significant locations and other amenities just a short drive away:

- Pula (center) - 8.5 km
- Medulin (seafront) - 5 km
- Premantura (center) - 6.7 km
- Banjole (center) - 2.5 km
- Pula Airport - 12 km
- Istrian Ypsilon (highway) - 10 km

This is a unique opportunity for those seeking a distinctive and special property for private use or those looking for a rare investment in luxury tourist rentals.

For all inquiries, necessary information, or to schedule a viewing of the villa and its current construction status, as well as its location, please feel free to contact us at any time!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
3882 €

Average price/m<sup>2</sup> of this type  
in this region:  
3608 €

Median price/m<sup>2</sup> of this type  
in this region:  
3571 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4368 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



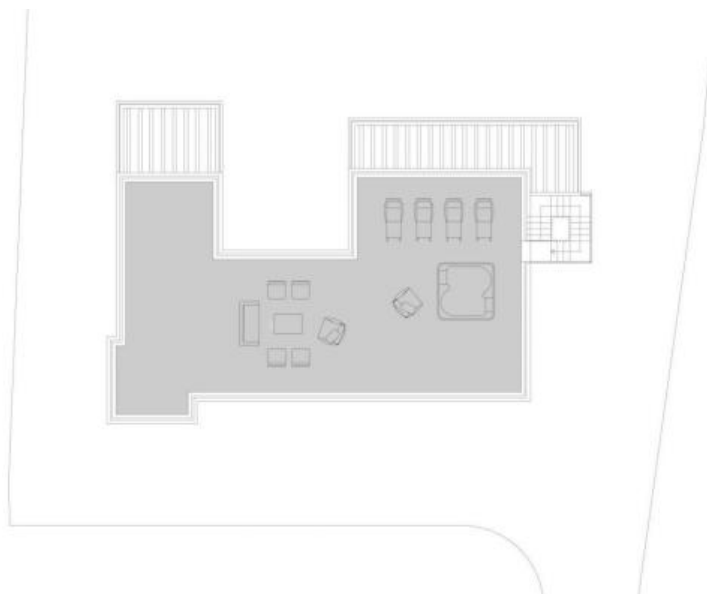
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