

# Villa

## Pomer, Medulin, Istria



|                         |                |
|-------------------------|----------------|
| <b>Ref</b>              | RE-U-32782     |
| <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>  | 1000 m         |
| <b>Floorspace</b>       | 170 sqm        |
| <b>Plot size</b>        | 511 sqm        |
| <b>No. of bedrooms</b>  | 3              |
| <b>No. of bathrooms</b> | 2              |
| <b>Price</b>            | € 586 000      |

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Villa with pool in Pomer, Medulin, 100 m from the sea - offered at Roh-Bau stage!  
Total area is 170 sq.m. Land plot is 511 sq.m.

The construction can be completed with a turnkey option, with the final price depending on the agreed scope of work.

Construction of the villas will begin immediately after the contract is signed with the current owner, who will bring the property to a high Rohbau phase. At this point, buyers can choose to complete the villa themselves or work with the same developer to finalize all construction work, including landscaping.

**VILLA DESCRIPTION:** This modern and luxurious villa offers a total of 170.04m<sup>2</sup> of net living space on a 511m<sup>2</sup> plot.

The villa is spread across two levels: the ground floor and the first floor. The ground floor features an entrance hall with space for a wardrobe, leading into an open-concept living area without partition walls. Here, you can enjoy a spacious living room that opens onto the garden with a pool through large sliding glass doors. The living room is connected to a dining area designed to accommodate the whole family, as well as a modern kitchen with an island. Behind the kitchen is a convenient storage room, along with a guest toilet and a utility room.

A slightly separated internal staircase leads to the upper floor, where three bedrooms are located. Each bedroom has access to a terrace with sea views. The master bedroom features its own en-suite bathroom, a small office area, and access to a private terrace with sea views. Additionally, there is a shared bathroom on this floor for the other two bedrooms.

### **ADDITIONAL INFORMATION:**

- Connections for electricity, water, telephone, and sewage are ensured.
- The villa is 100 meters from the sea (with sea views).
- 700 meters from the marina.
- 1 km from a public beach.
- Ownership is clear, with one owner and no encumbrances.
- The owner is a legal entity (Ltd).

Feel free to contact us anytime for further questions, additional information, or to schedule a viewing of the villa and a meeting with the current owner/investor.

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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## Property advantages:

Storage

Garden

Modern

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Price per m<sup>2</sup>:  
3.447 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.526 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.566 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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