

# House

## Pomer, Istria



<b>Ref</b>	RE-U-35613
<b>Type</b>	House
<b>Region</b>	Istria › Pula
<b>Location</b>	Pomer
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	63 sqm
<b>Plot size</b>	412 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 320 000

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We offer you a house in an extraordinary location in Pomer, Medulin, mere 200 meters from the sea. It is a house that was built in 1999 and has an area of 63 m<sup>2</sup> and has an as-built report (legalization). The house consists of an entrance covered terrace, a living room with a kitchen, two bedrooms and a bathroom.

Next to the house, there is an additional building that serves as a woodshed/shed, which is also included in the construction report.

The house has a wood-burning stove, which solves the heating problem.

The land on which the house is located is for construction and has an area of 475 m<sup>2</sup>.

The yard of the house offers a beautiful rich garden, so we can find walnut and olive trees about 30 years old, apple, hibiscus, oleander, yew and many other plants that absolutely complete the atmosphere of a Mediterranean garden by the sea.

**Position:** The position of the property ensures peace of mind because there are only a few holiday houses around you, and the sea is 200 meters away. All amenities are a 3-minute drive away in Medulin or Pomeranian, and the city of Pula is a 10-minute drive away.

**Documentation status:** Ownership 1/1. No burden. The decision on the derived state entered in the title deed. A rare opportunity for a small piece of paradise by the sea!

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.

### **Property advantages:**

Garden

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Price per m<sup>2</sup>:  
5.079 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.859 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.654 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.017 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.624 €

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