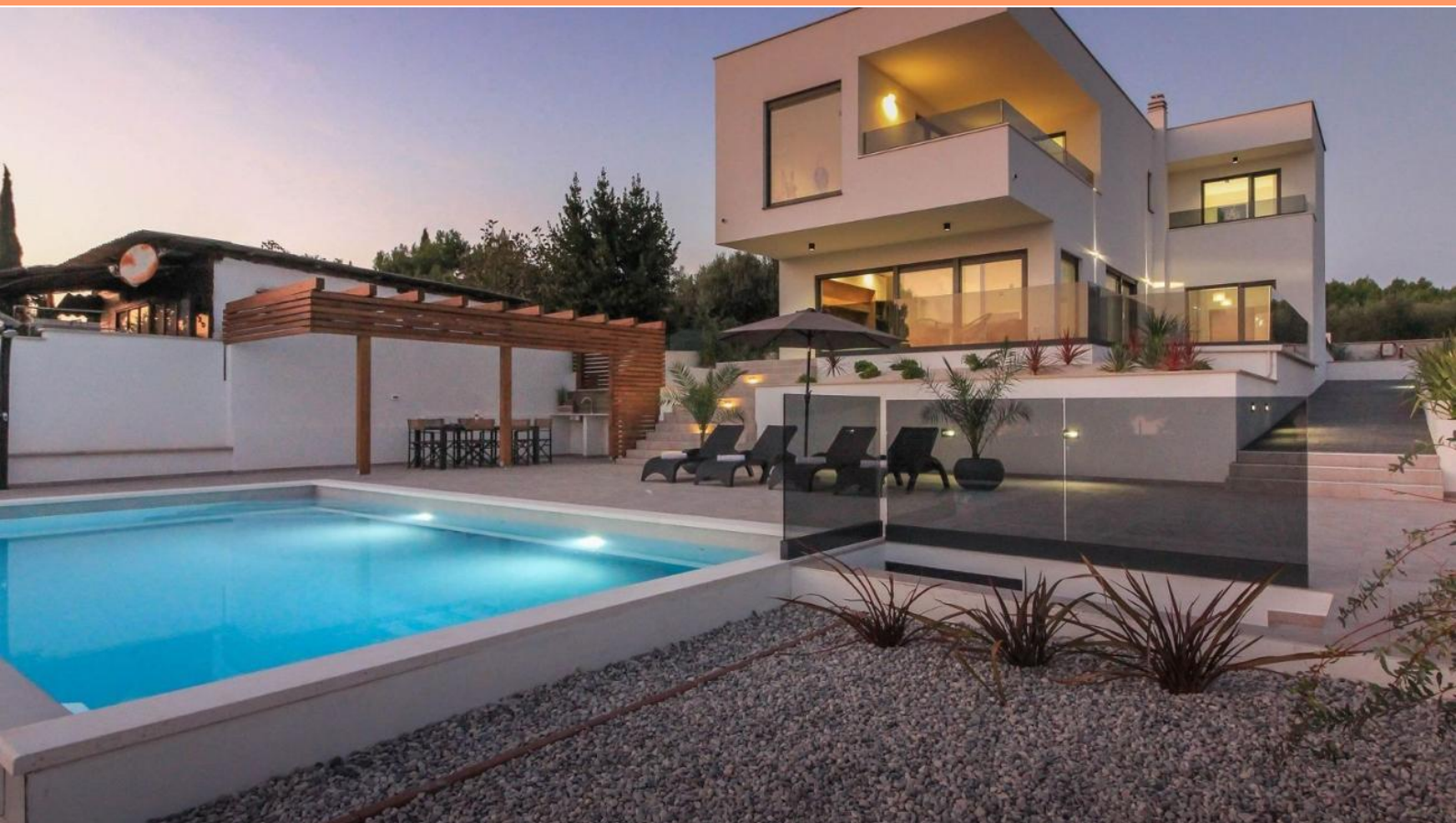


Villa

Pomer, Medulin, Istria



Ref	RE-U-39143
Type	Villa
Region	Istria > Pula
Location	Pomer, Medulin
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	195 sqm
Plot size	991 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 449 999

Villa

Pomer, Medulin, Istria



This modern villa in Pomer, near Medulin, offers an exceptional combination of luxury, comfort, and stunning panoramic sea views. Positioned in a quiet and residential area, it provides a peaceful setting just minutes from the beaches, seaside promenades, and essential amenities. With its thoughtful layout, top-quality furnishings, and carefully designed outdoor space, this property is a rare opportunity to own a piece of paradise on the southern Istrian coast.

The villa has a total living area of 195 square meters, spread over two floors. The ground floor features an elegant entrance hall with built-in wardrobe space and a storage room. This opens into a spacious open-plan living area, where high ceilings and expansive glass walls create a seamless flow between the interior and the outdoor surroundings. The living room is large and designed for maximum comfort, while the adjacent kitchen with an island and a family-sized dining area ensures practicality and style. The entire space connects naturally to the semi-covered outdoor terrace, ideal for enjoying meals or relaxing while taking in the breathtaking views.

Also on the ground floor is a guest toilet, a technical room, and the first of three bedrooms. This bedroom has its own bathroom and offers direct access to the garden and pool area, as well as a small private terrace – the perfect spot to enjoy a morning coffee while admiring the sea and greenery.

The upper floor houses two additional bedrooms, each with its own bathroom. One of the rooms opens onto a balcony with a striking, unobstructed view of the sea and countryside. There is also a versatile room currently used as a private spa and gym with access to the same balcony. This space can easily be converted into an office, playroom, or additional bedroom, depending on your needs.

Set on a plot of 991 square meters, the villa includes a landscaped garden of 766 square meters, fully enclosed for safety and privacy. Mediterranean plants and a green lawn make the outdoor space welcoming and ideal for families and pets. A 45-square-meter tidal pool sits beneath the partially covered terrace, and it is pre-prepared for a heating system installation. Nearby, a covered summer kitchen provides everything needed for outdoor cooking and entertaining.

The garden also includes an automated irrigation system and space to park up to four cars, with the option to add a carport if desired. The entire property has been built with attention to comfort and function, reflecting the care of the current owners who constructed it as a personal residence.

Additional features include full furnishing, air conditioning in all rooms with heating and cooling capabilities, underfloor heating in the bathrooms, a chimney prepared for a pellet or wood stove, and a modern alarm system with cameras. The furniture and décor were selected specifically for this villa, ensuring a consistent and high-end interior design.

Ownership is clean and registered to a private individual (1/1). This villa represents an ideal real estate investment for those seeking a luxury property in a prime coastal location with sea views, privacy, and all the modern comforts of contemporary Mediterranean living.

Villa

Pomer, Medulin, Istria



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.

Villa

Pomer, Medulin, Istria



Price per m²:
7436 €

Average price/m² of this type
in this region:
3620 €

Median price/m² of this type
in this region:
3601 €

Average price/m² of this type
in Croatia:
4700 €

Median price/m² of this type
in Croatia:
3867 €

Villa

Pomer, Medulin, Istria



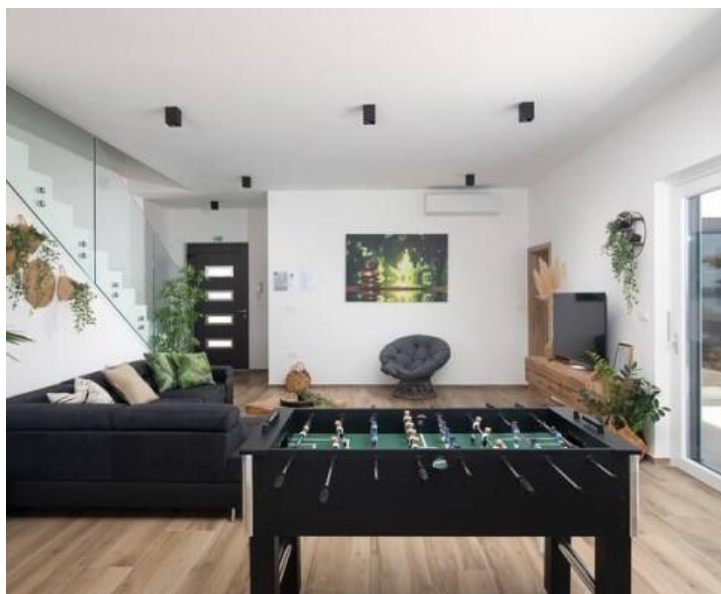
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