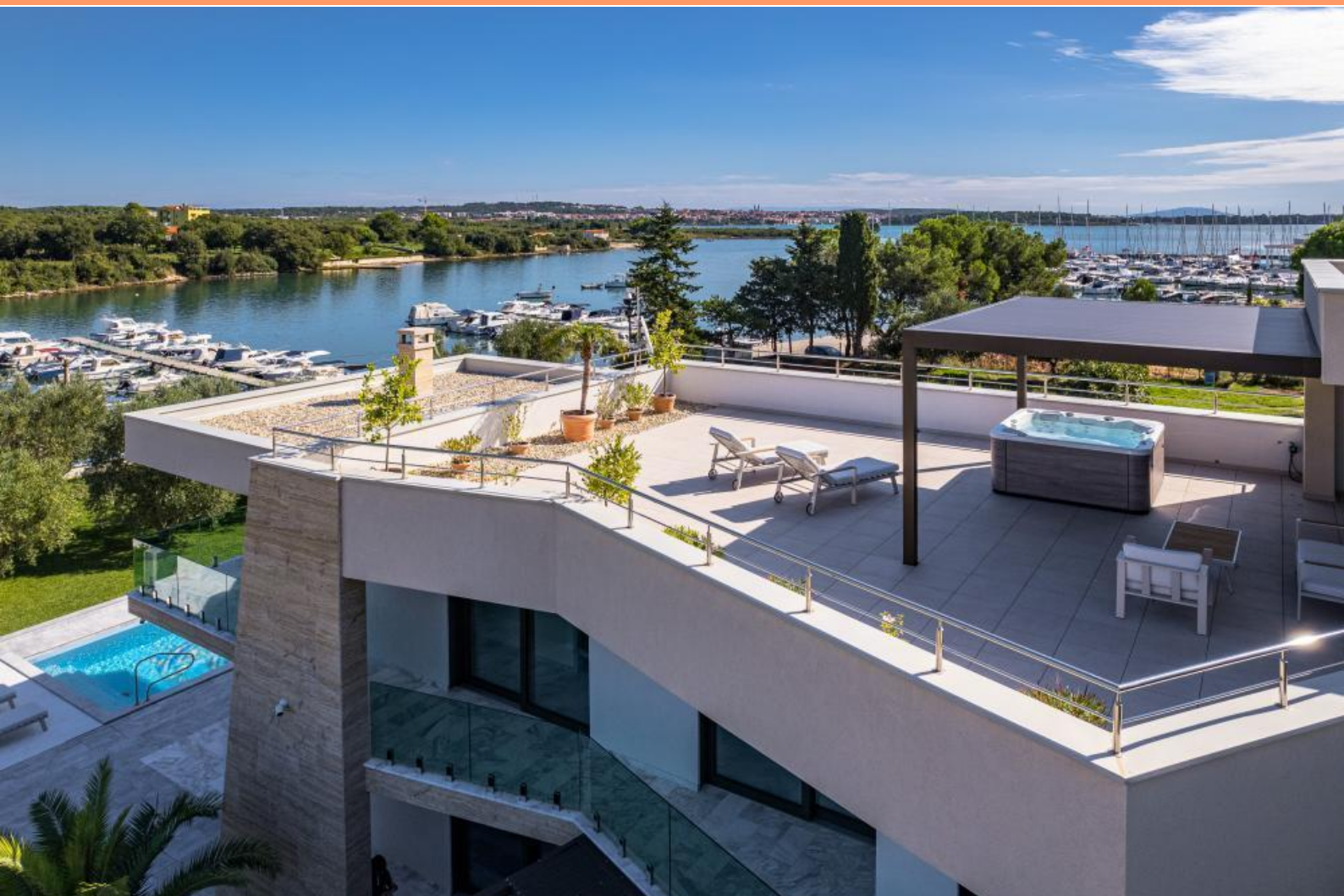


# Villa

## Pomer, Medulin, Istria



<b>Ref</b>	RE-UAB-18683
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Pomer, Medulin
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	420 sqm
<b>Plot size</b>	1157 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	6
<b>Price</b>	Price upon request

# Villa

## Pomer, Medulin, Istria



Luxurious ultra-modern villa in Medulin area, right opposite yachting marina where the owner can keep his boat!

Wonderful pebble beach is 150 meters from the villa!

Total floorspace is 420 sq.m. Land plot is 1157 sq.m.

Villa is just completed in 2024.

The villa is built of the highest quality materials, so it is covered with travertine stone on the outside. The main advantages of this type of stone are: good ability to retain heat during the winter, perfect cooling during the summer, excellent sound absorption, durability and long service life. It is also environmentally friendly, because no chemicals are used in its production. Another positive feature of this material is that with age and the presence of sunlight, the surface does not fade, but retains its original shine.

The living space of the villa is spread over three floors.

The ground floor is dominated by a spacious living room with grand indoor fireplace, kitchen and dining room in an open concept with access to the terrace, sunbathing area and swimming pool. The ground floor also contains a gym, a wellness area with a sauna, a hydromassage tub and a bathroom, as well as a guest toilet and a technical room.

On the first floor, there are hallway, four bedrooms with private bathrooms that offer a fantastic view of the sea.

On the second floor there is a studio apartment and a spacious terrace with a wonderful view of the sea and the marina.

Glass walls flood the space with natural light.

The garden is fenced and landscaped.

Due to its exceptional location and its luxurious design, this villa is an ideal opportunity for family life, rest and relaxation or as an investment for rental for tourist purposes.

Details:

- heat pump underfloor heating (water-water)
- built-in fan coils for cooling and heating
- elevator
- parquet in the rooms, marble stone in the rest of the house
- external facade of travertine stone
- garage of 30 sq.m. with carbon doors
- security door with card and smart lock system

Price is over 3 mio euro.

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

# Villa

## Pomer, Medulin, Istria



expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

- Garage
- Swimming pool
- Gym
- Spa
- Sauna
- Floor heating
- Garden

# Villa

## Pomer, Medulin, Istria



Average price/m<sup>2</sup> of this type  
in this region:  
5.359 €

Median price/m<sup>2</sup> of this type  
in this region:  
7.447 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8.658 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
7.143 €

# Villa

Pomer, Medulin, Istria



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