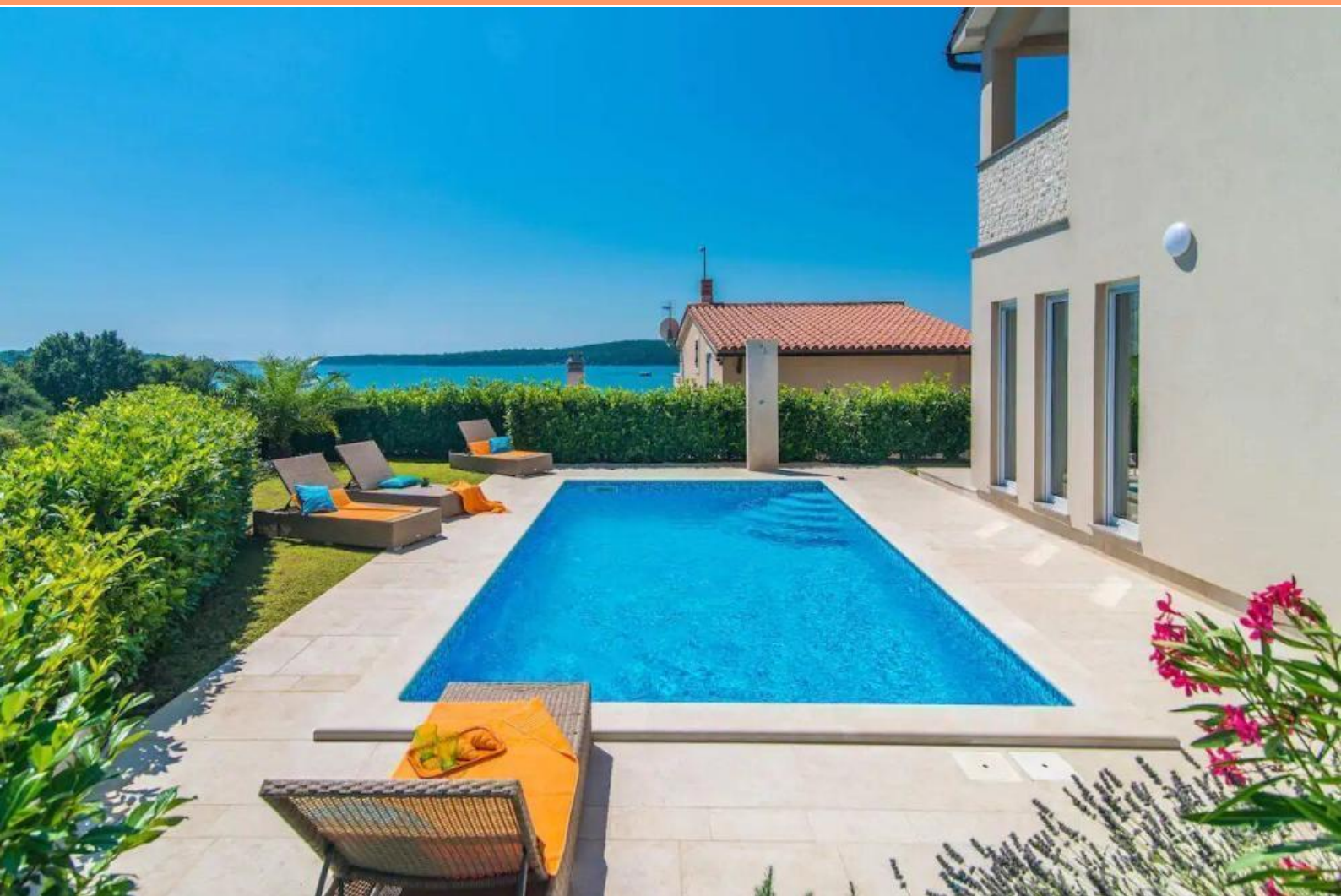


# Villa

Pomer, Medulin, Istria



<b>Ref</b>	RE-U-19602-27271
<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>	200 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	401 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 747 000

# Villa

## Pomer, Medulin, Istria



Stylish remarkable villa of modern design on the 2nd row to the sea, just 200 meters from the sea in Medulin area!

Villa boasts panoramic view, swimming pool!

It is fully furnished and equipped.

Villa of 180 sq.m. was built in 2015. It is located on land with a total area of 401 m2.

At the entrance to the yard, you will be greeted by the planned parking lot paved with high-quality paving stones, from which there is a passage to a storage room of 11 m2. On the south-west side, there is a 4x7 m2 swimming pool, a sunbathing area and accompanying facilities such as an outdoor shower. There is an open panoramic view of the sea from the sunbathing area and from the pool.

Considering the ideal orientation, the swimming pool and all accompanying facilities are illuminated by sunlight all day long, which enables a pleasant stay on the sunbed. Next to the swimming pool, there is a possibility to install a jacuzzi, which would also have an unobstructed panoramic view. There is also a covered area with a dining table on the land.

The villa has a total living area of 180 m2, divided into 2 above-ground floors, designed as one residential unit. Upon entering the villa, we are greeted by an entrance hall/hallway, a large "open space" area that contains a living room, kitchen and dining room. Communication with the pool and the outside content is done through a glass wall that allows natural light throughout the day. On the ground floor there is also a spacious bathroom with a toilet and a small pantry/storage room.

On the upper floor there is another bathroom with a toilet and 3 large bedrooms, 2 of which have access to an outdoor covered terrace that offers a fantastic, unobstructed panoramic view of Medulin Bay.

Additional details:

- \*The villa is equipped with the highest quality furniture, and it is being sold as such.

- \*Air conditioners in all rooms.

- \*Alarm system, video surveillance and remote controlled gate.

- \*Possibility of installing a fireplace and heating with wood.

- \*Ideal orientation of the living room, kitchen and dining room.

- \*Mosquito screens on all windows.

Until now, the villa has been used as a regular tourist rental, so as such it represents an excellent opportunity for investment or for a quiet family life, given that it is located in an extremely quiet neighborhood.

Peaceful green area.

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 m<sup>2</sup>:  
4150 €

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:  
3567 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4377 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3867 €



# Villa

Pomer, Medulin, Istria



# Villa

Pomer, Medulin, Istria





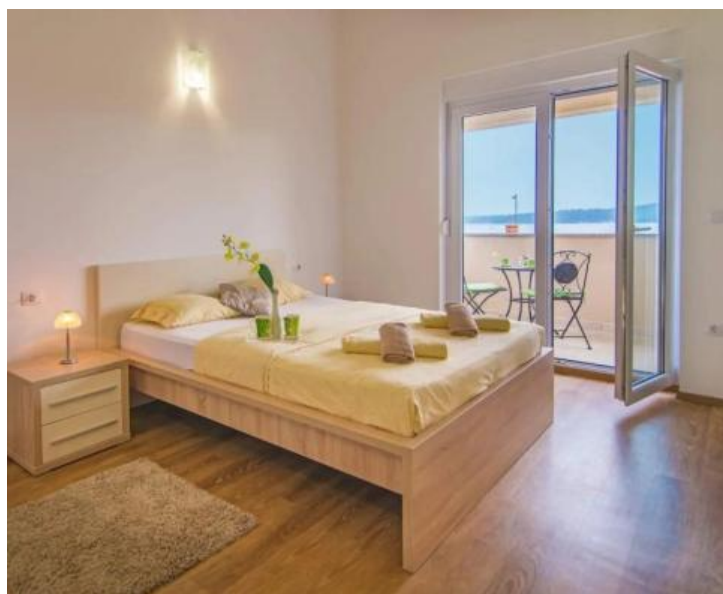
# Villa

Pomer, Medulin, Istria



# Villa

Pomer, Medulin, Istria





# Villa

Pomer, Medulin, Istria





# Villa

## Pomer, Medulin, Istria



# Villa

Pomer, Medulin, Istria

