

House

Pomer, Medulin, Istria



Ref	RE-U-28327
Type	House
Region	Istria > Pula
Location	Pomer, Medulin
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	65 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 475 000

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In today's age, it is a rarity to have a sea view that is secure, with no fear that it will disappear one day. Even more extraordinary is the rarity of waking up and, from the comfort of one's bed, having a panoramic view of the sea at one's fingertips!!!

We are talking about a romantic ground-level property in Medulin area, situated 250 meters from the sea, where every detail was carefully considered during the design to maximize the comfort of the space. The concept of this property is based on hedonism intended for couples. The ground-level dwelling consists of an entrance area, a technical room, a kitchen, a spacious wardrobe area, an open-space living room, and a bedroom with special features. From the same space, you step out onto a covered terrace where a pool and sunbathing area are located.

The central part of this property is essentially the living room, encompassing a whirlpool bath in the middle of the space, large king-size beds for maximum comfort, a sofa area, and a large TV screen. Immediately adjacent to the central area, after enjoying the whirlpool bath, you have access to a sauna within the space. It is a Finnish sauna made of solid wood, followed by a large walk-in shower with a rain shower system.

For an additional ambiance, LED lamps and a sound system will be installed throughout the space. Underfloor heating will be placed in the bathroom, Mitsubishi air conditioning, and electric lifters on the large glass walls that adorn the central area.

The ground-level residence is situated on a 410 m2 plot, and within it, there is a pool designed for couples. Beige mosaic tiles will be installed, and the cleaning process will be carried out through the electrolysis process. The rest of the courtyard consists of a green area, and access to the property is secured through an electric gate, where there is also parking space.

This is a rare property on our market. In addition to the innovative concept personalized for couples, the location itself is tranquil, surrounded by nature and holiday homes in close proximity to the sea with a very beautiful view.

Considering that the property is located in the Municipality of Medulin, which achieves fantastic tourism results, and that the house's concept is unique, this property can undoubtedly generate high income from tourist rentals!

Pula Center - 10 minutes drive Pula Airport - 10 minutes drive Medulin Center - 5 minutes drive

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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Price per m²:
7308 €

Average price/m² of this type
in this region:
2752 €

Median price/m² of this type
in this region:
2660 €

Average price/m² of this type
in Croatia:
2886 €

Median price/m² of this type
in Croatia:
2582 €

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