

Villa

Pomer, Medulin, Istria



Ref	RE-U-32783
Type	Villa
Region	Istria > Pula
Location	Pomer, Medulin
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	183 sqm
Plot size	565 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 586 000

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New villa in Pomer, Medulin, Roh-Bau stage - 100m from the sea!
Total area is 183 sq.m. Land plot is 595 sq.m.

Introducing this first-class modern villa located in the highly sought-after area of Pomer, just 1000 meters from pristine beaches and scenic walkways. This villa is available for purchase in its current Roh Bau phase, with the option to negotiate a turnkey completion (subject to a new price agreement based on the scope of work).

Construction of the villa will commence immediately after the contract is signed with the current owner, who will complete the structure to a high Rohbau standard. At this stage, buyers can choose to either complete the villa themselves or negotiate with the same developer to finish all construction work, including landscaping.

VILLA DESCRIPTION: This luxurious modern villa offers a total of 183.93m² of net living space, situated on a 565m² plot.

The villa is spread over two levels: ground floor and first floor. The ground floor features an entrance hall with space for a wardrobe, leading into an open-concept living area without partition walls. Here, you can relax in a spacious living room that opens onto the garden with a pool, accessible through large sliding glass doors. Adjacent to the living room is a dining area that comfortably accommodates the whole family, and a modern kitchen with an island. The kitchen provides access to both the landscaped garden with a pool on one side and a summer terrace on the other, perfect for enjoying your favorite cup of coffee. Behind the kitchen is a practical storage room, and the rest of the ground floor includes a guest toilet and a separate utility room.

Additionally, the ground floor boasts a summer kitchen with sliding glass doors offering a stunning view of the garden and pool.

An internal staircase in the living room leads to the upper floor, where three bedrooms are located, each with its own bathroom. Two of the bedrooms have access to a private covered terrace with sea views. The master bedroom also includes a small office area. This floor also features an additional storage room.

ADDITIONAL INFORMATION:

- Connections for electricity, water, telephone, and sewage are ensured.
- The villa is 100 meters from the sea (with sea views).
- 700 meters from the marina.
- 1 km from a public beach.
- Ownership is clear, with one owner and no encumbrances.
- The owner is a legal entity (Ltd).

Feel free to contact us anytime for additional questions, further information, or to arrange a viewing of the villa and a meeting with the current owner/investor.

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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:
3202 €

Average price/m² of this type
in this region:
3594 €

Median price/m² of this type
in this region:
3545 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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