

# Villa

Pomer, Medulin, Istria



<b>Ref</b>	RE-U-21236
<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>	123 sqm
<b>Plot size</b>	2154 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 350 000

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### **Price fell from 1 500 000 eur to 1 350 000 eur!**

Older villa of seafront location in Pomer on 2154 sq.m. of land, within greenery!  
Total surface of the house is 123 sq.m.

The villa consists of two apartments divided into two floors with separate entrances.

On the high ground floor there is an entrance area, open space living room with kitchen and dining room, two bedrooms and a bathroom.

While the first floor consists of an entrance hall, two bedrooms, a bathroom and a spacious living room with kitchen and dining room.

The just-mentioned living room as well as one of the bedrooms provide communication with the loggia, which offers an unobstructed view of the sea and a beautiful garden.

In the garden there is also a woodshed, a greenhouse, a covered swimming pool, numerous plants and a door leading to the sea, from which the described garden is just a step away.

The property also has a garage and its own parking spaces.

Unique and very private location in a peaceful bay.

Luxury yachting marina Pomer is just 10 minutes by foot.

You will be one of the neighbours of world famous cellist Stjepan Hauser who is living in Pomer (famous 2 CELLOS).

Regardless of the need for adaptation, this property is a rarity on the market!!

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 m<sup>2</sup>:  
10976 €

Average price/m<sup>2</sup> of this type  
in this region:  
6227 €

Median price/m<sup>2</sup> of this type  
in this region:  
7937 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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