

Villa

Pomer, Medulin, Istria



Ref	RE-U-22687
Type	Villa
Region	Istria > Pula
Location	Pomer, Medulin
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	198 sqm
Plot size	450 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 100 000

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One of the two semi-detached villa with swimming pool near the sea in Pomer, Medulin, only 200 meters from the sea!

Perfect location close to luxury ACI marina Pomer and marvellous beaches of Pomer glamping.

This contemporary design semi-detached villa of 228s q.m. with a swimming pool consists of two floors.

On the ground floor there is a hallway, one bedroom with bathroom, toilet, living room with dining room and kitchen in one part, and a terrace that opens onto a 20m2 swimming pool.

Upstairs are two more bedrooms, each with its own bathroom and terrace.

Land plot around is 450 sq.m.

Excellent location, quality modern construction, straight lines. It is possible to park 3 cars in the yard of the property. The property is ideal either for a summer vacation or for year-round living. The property is located in a quiet bay near ACI Marina Pomer and 20 minutes' walk from the first beaches. Close to Medulin and the center of Pula, as well as the Pula airport, about 15 minutes' drive away.

Ideal solution for the two brothers or two friends.

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:
5556 €

Average price/m² of this type
in this region:
3604 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

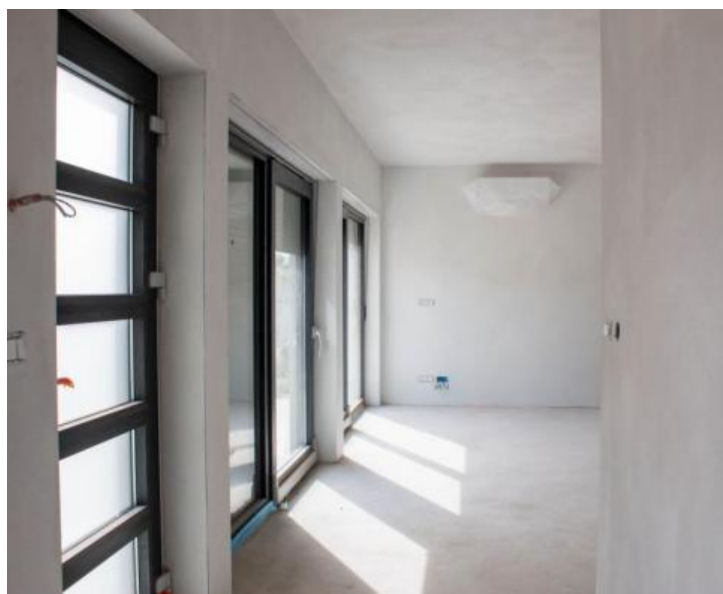
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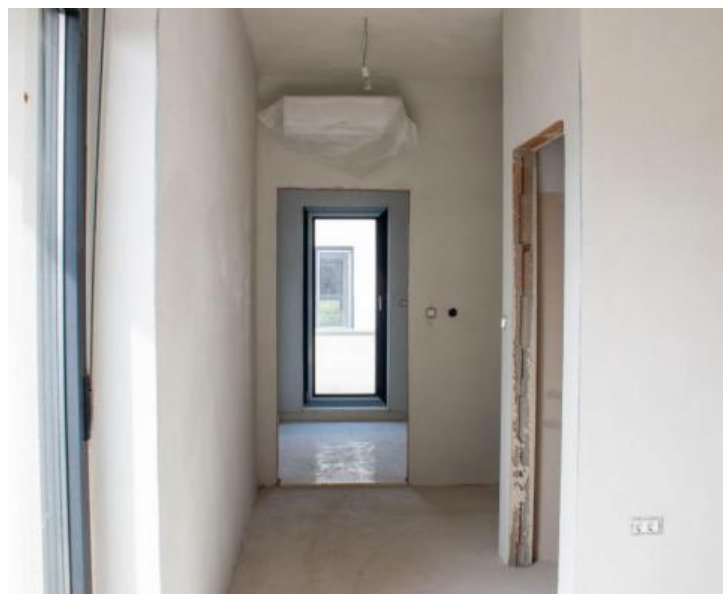
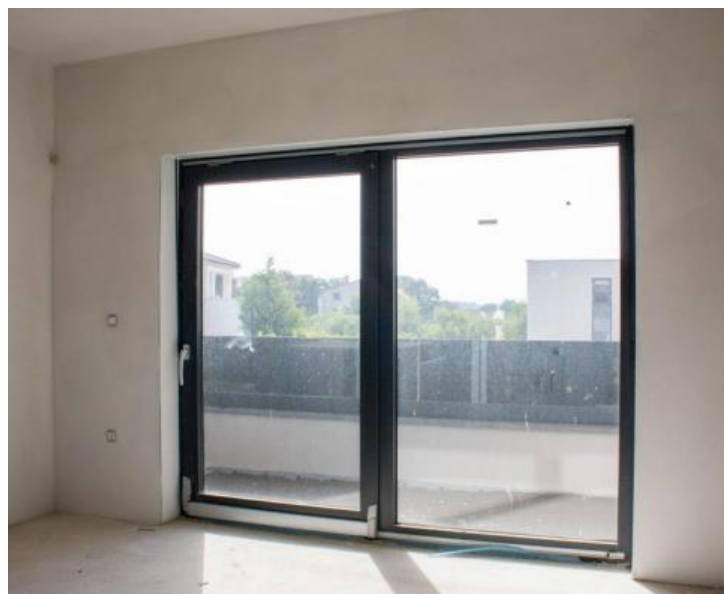
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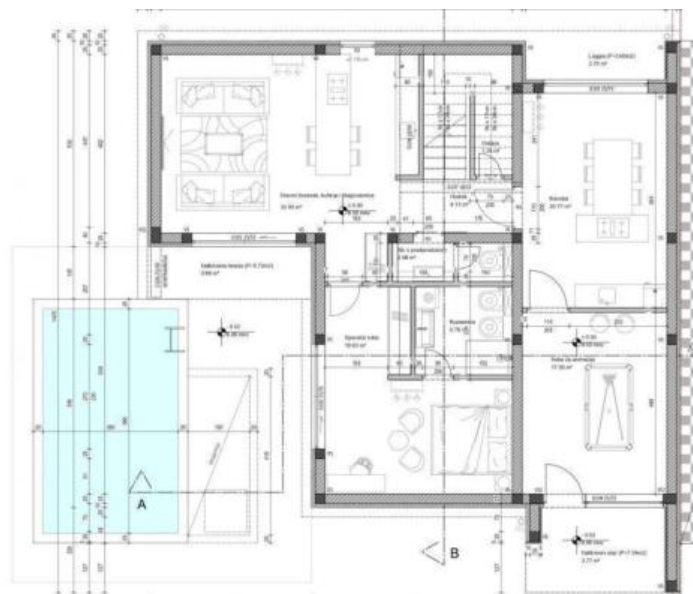
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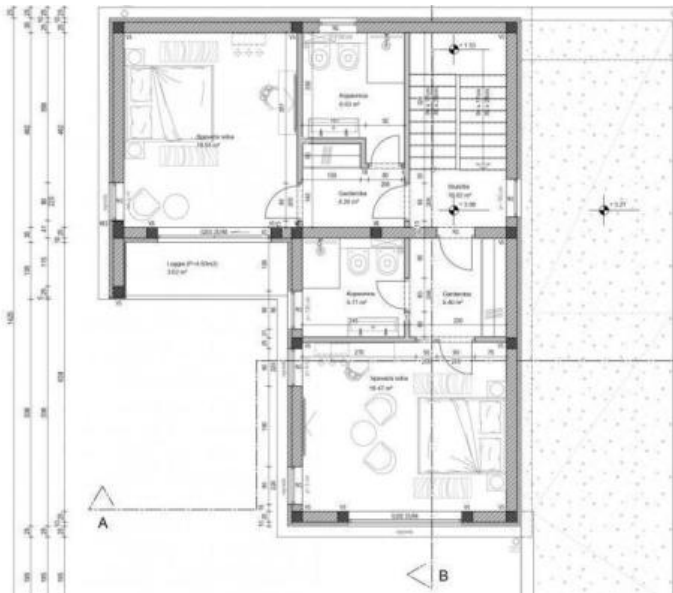
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3	Konoba	20,77	1	20,77
4	Loggia	3,60	0,75	2,70
5	Hodnik	8,20	1	8,20
6	Ostava	1,25	1	1,25
7	Dnevni boravak, kuhinja i blagovaonica	32,58	1	32,58
8	Wc s predprostorom	3,07	1	3,07
9	Spavaća soba	19,05	1	19,05
10	Kupaonica	6,08	1	6,08
11	Natkrivena terasa	5,73	0,5	2,87
PRIZEMLJE UKUPNO		121,27		116,67

KAT				
		m2	koef.	m2
12	Stubište	10,62	1	10,62
13	Garderoba	4,25	1	4,25
14	Spavaća soba	19,05	1	19,05
15	Kupaonica	6,63	1	6,63
16	Loggia	4,62	0,75	3,47

