

# Villa

## Pomer, Medulin, Istria



<b>Ref</b>	RE-U-23060
<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>	250 m
<b>Floorspace</b>	65 sqm
<b>Plot size</b>	410 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 623 000

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Honeymoon one-floor villa with sea view in Medulin only 250 meters from the sea, with sea views!

For sale we present a unique property on the market designed for couples! It is a romantic one-story house located 250 meters from the sea, and during the design, every detail was taken care of in order to use the maximum comfort of the space. The concept of this property is based on hedonism intended for couples. The ground and only floor consists of an entrance area, a technical room, a kitchen, a spacious wardrobe, an open space living room and a bedroom with special facilities, and from it there is access to a covered terrace where there is a swimming pool and sunbathing area.

The central part of this property is in nature the living room, which includes a hydromassage tub in the middle of the space, large double beds for maximum comfort, a sofa area and a large TV screen.

Immediately in the central part, after enjoying the hot tub, you have access to the sauna within the area, which is a Finnish sauna made of solid wood, and then after the sauna you have access to a large walk-in shower with a rain shower system. For an additional atmosphere, LED lamps and a sound system will be installed throughout the space. Underfloor heating will be installed in the bathroom, Mitsubishi air conditioning, and electric lifts will be installed on the large glass walls that adorn the central part.

The building is located on a land plot of 410 m<sup>2</sup> and within it there is a swimming pool that is also designed for couples, a beige mosaic will be installed, and the cleaning process will take place through the electrolysis process.

The rest of the garden is made up of green space, and access to the property itself is provided through an electric gate where there is also a parking space. It is a rare property on our market, and apart from the innovative concept personalized for couples, the location itself is quiet, surrounded by nature and holiday homes right next to the sea with a very nice view.

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>:  
9585 €

Average price/m<sup>2</sup> of this type  
in this region:  
3594 €

Median price/m<sup>2</sup> of this type  
in this region:  
3545 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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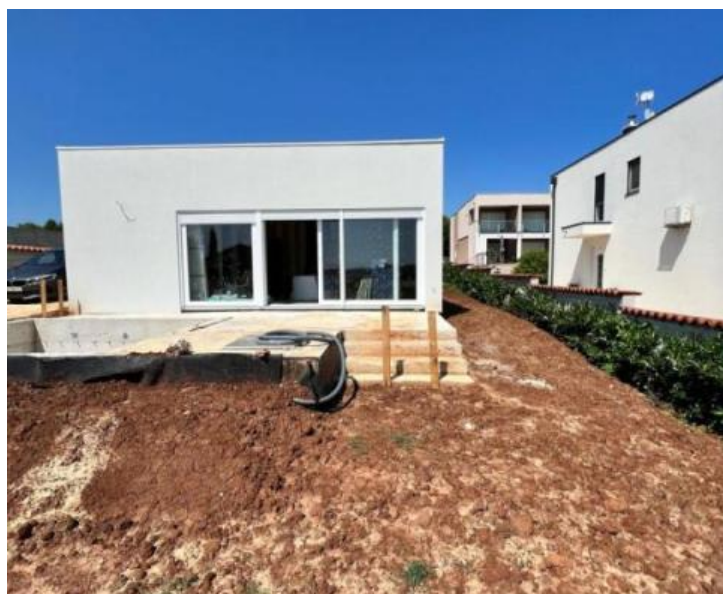
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