

Villa

Pomer, Medulin, Istria



Ref	RE-U-29284
Type	Villa
Region	Istria > Pula
Location	Pomer, Medulin
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	198 sqm
Plot size	419 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 172 000

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Modern semi-detached villa with swimming pool near the sea in Pomer, Medulin area!

Total area is 198 sq.m. Land plot is 419 sq.m.

Villa is newly built in 2023-2024.

The residence spans two floors.

The ground floor comprises an entrance hall, a bedroom with an en-suite bathroom, a separate toilet, and an open-plan living, dining, and kitchen area that leads to a terrace overlooking a 20m² swimming pool.

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

The property boasts an excellent location, modern construction with clean lines, and space to park three cars in the yard. Ideal for both summer vacations and year-round living, the house is situated in a tranquil bay near high class ACI Marina Pomer and is a 20-minute walk from the nearest beaches.

It is conveniently close to Medulin, Pula's city center, and Pula Airport, all reachable within a 15-minute 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:
5919 €

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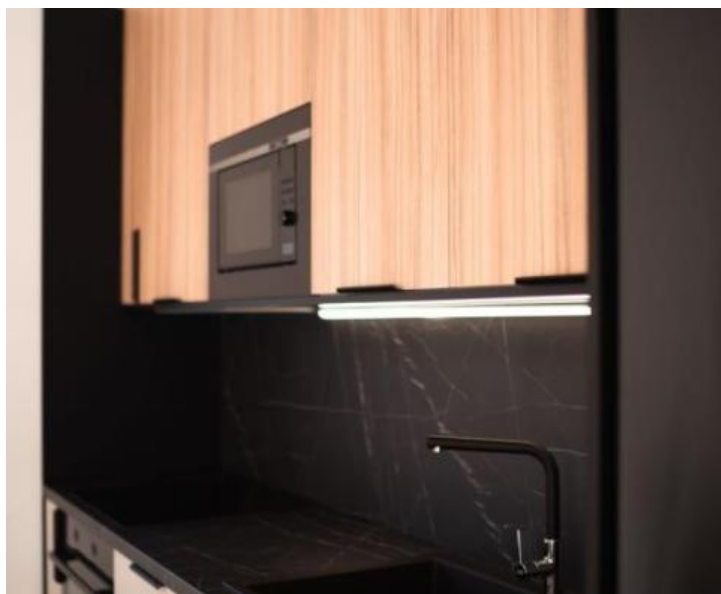
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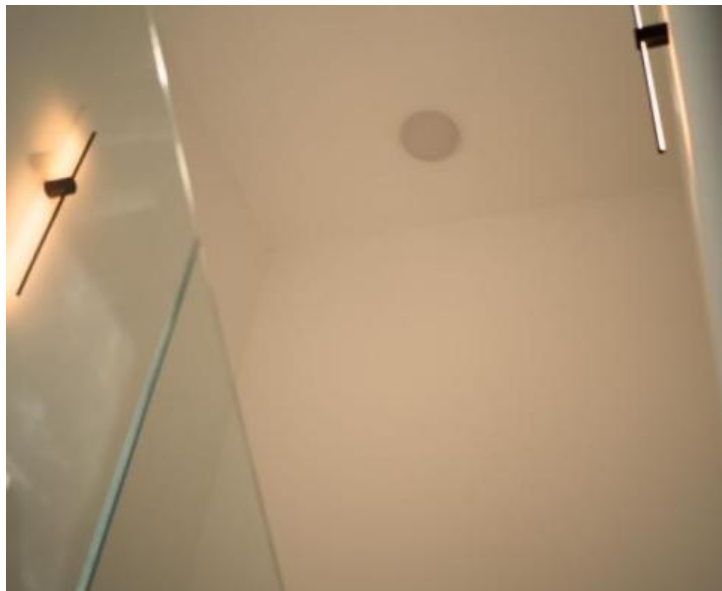
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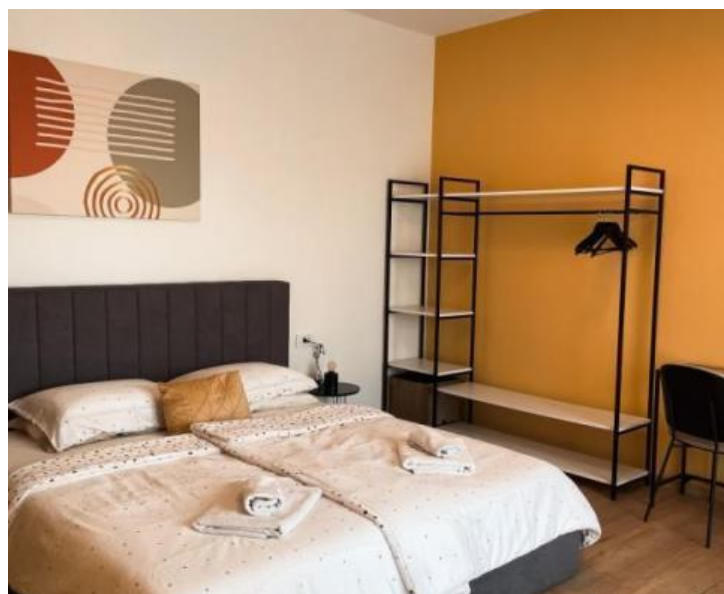
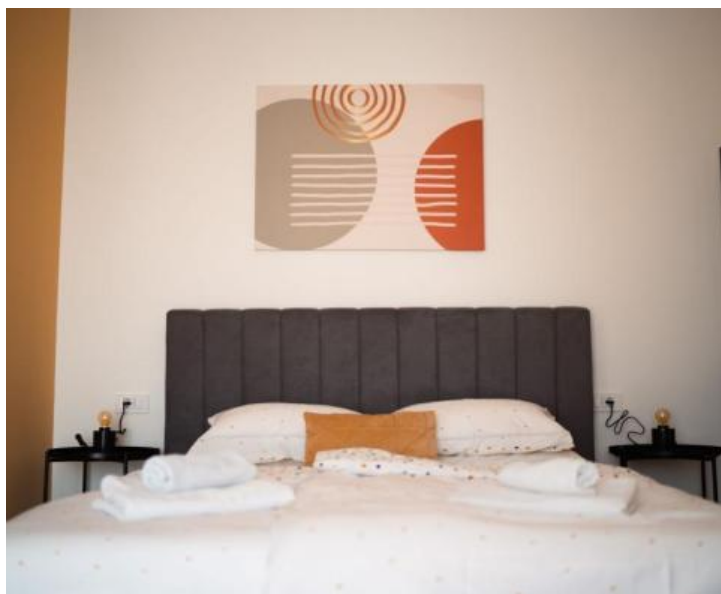
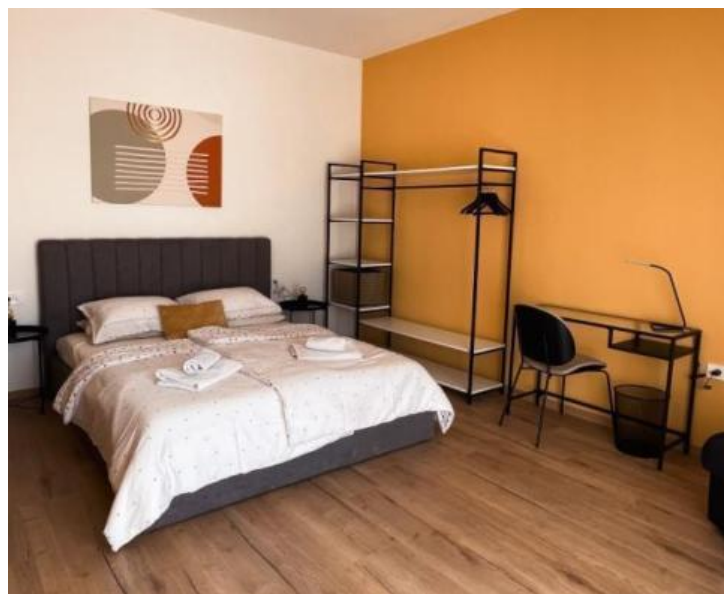
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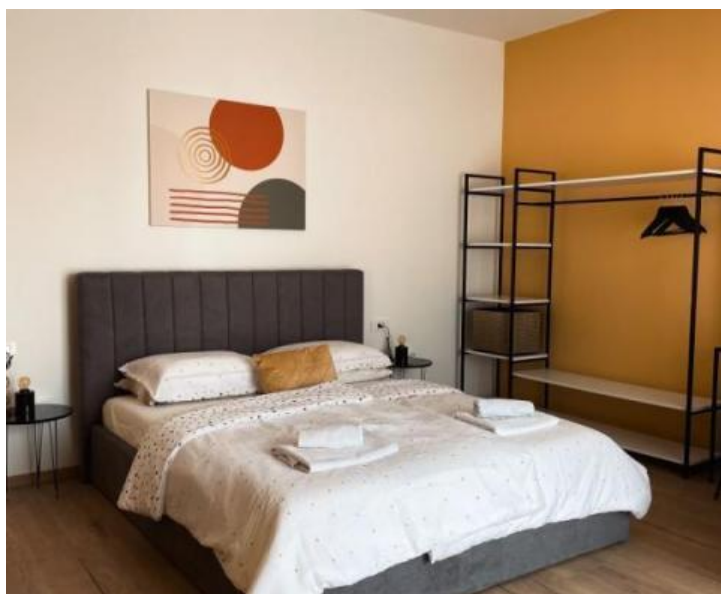
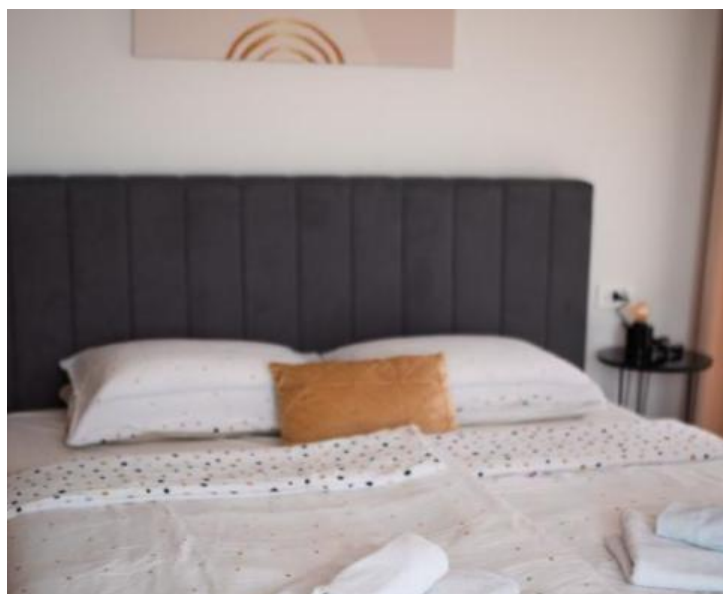
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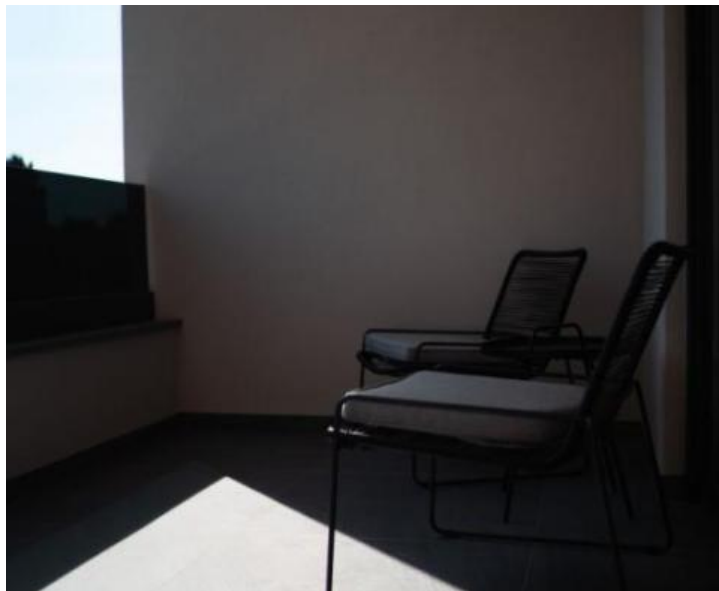
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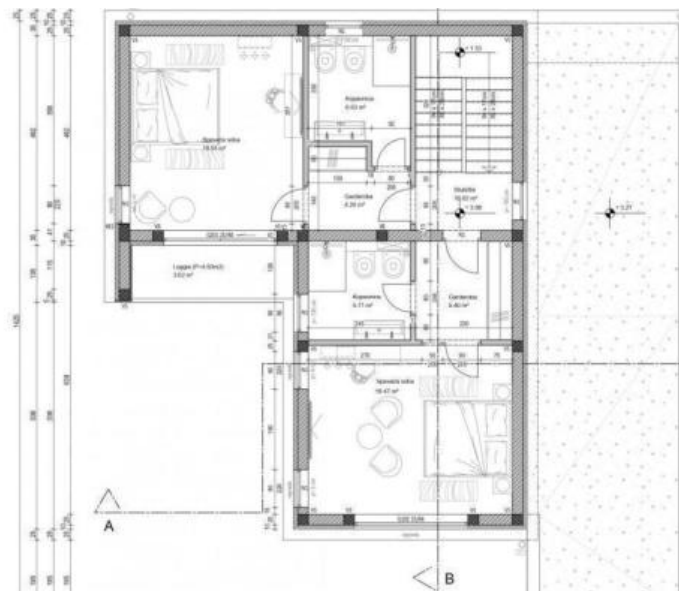
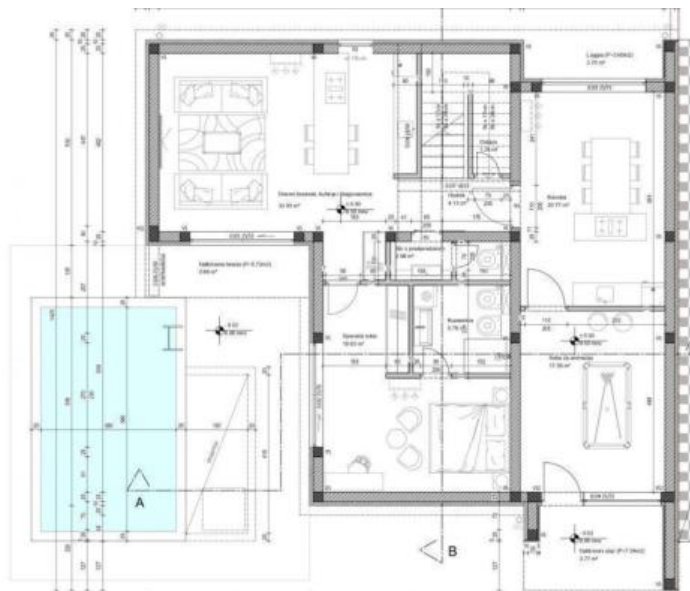
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3	Konoba	20,77	1	20,77
4	Loggia	3,60	0,75	2,70
5	Hodnik	8,20	1	8,20
6	Ostava	1,25	1	1,25
7	Dnevni boravak, kuhinja i blagovaonica	32,58	1	32,58
8	Wc s predprostorom	3,07	1	3,07
9	Spavaća soba	19,05	1	19,05
10	Kupaonica	6,08	1	6,08
11	Natkrivena terasa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

