

Villa

Pomer, Medulin, Istria



Ref	RE-U-29286
Type	Villa
Region	Istria > Pula
Location	Pomer, Medulin
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	188 sqm
Plot size	466 sqm

Villa

Pomer, Medulin, Istria



No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 110 000

Villa

Pomer, Medulin, Istria



Modern semi-detached house with swimmingpool near the sea and luxury yachting marina in Pomer, Medulin!
Two similar villas nearby area available for purchase!
Package purchase is possible!

Total area of each villa is 188 sq.m. Land plot per each villa is 466 sq.m.
Villas are just completed in 2023-2024.

The residence is spread across two levels.

The ground floor features an entrance hall, a bedroom with an en-suite bathroom, a separate toilet, and an integrated living, dining, and kitchen area that leads out to a terrace overlooking a 20m² swimming pool. The upper floor houses two additional bedrooms, each with its own bathroom and terrace.

Situated in an excellent location, the home boasts modern construction with sleek lines and offers parking space for three cars in the yard. Ideal for both seasonal getaways and year-round living, the property is nestled in a tranquil bay near ACI Marina Pomer and is just a 20-minute walk from the nearest beaches. It's 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.

Villa

Pomer, Medulin, Istria



Price per m²:
5904 €

Average price/m² of this type
in this region:
3606 €

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

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

Villa

Pomer, Medulin, Istria



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

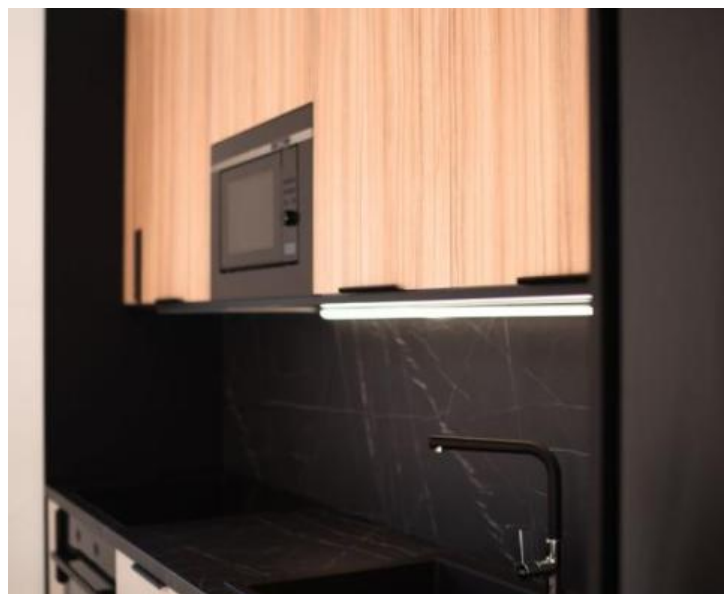
Villa

Pomer, Medulin, Istria



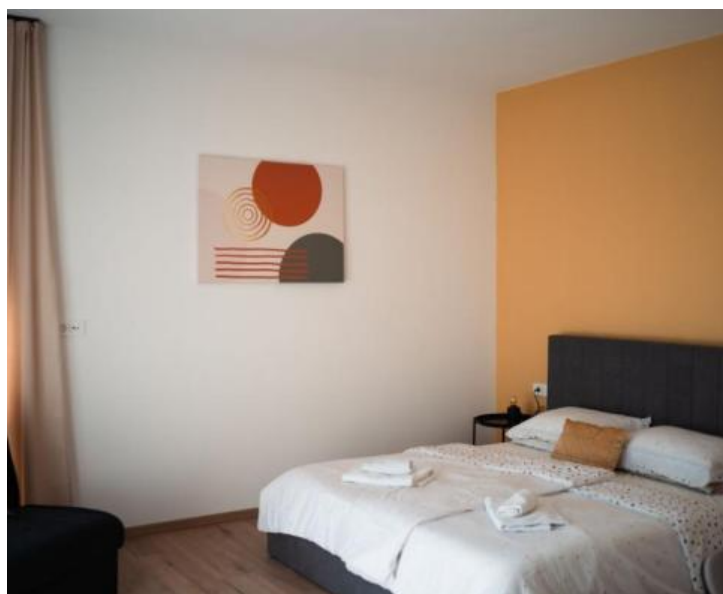
Villa

Pomer, Medulin, Istria



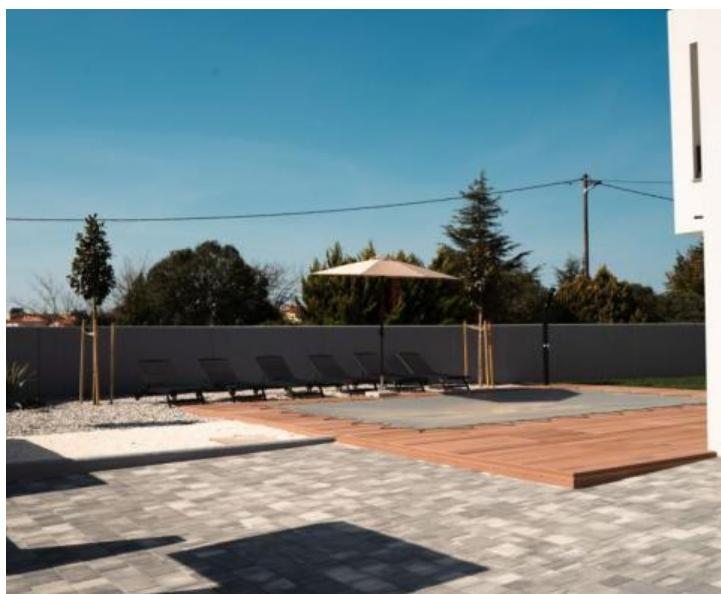
Villa

Pomer, Medulin, Istria



Villa

Pomer, Medulin, Istria



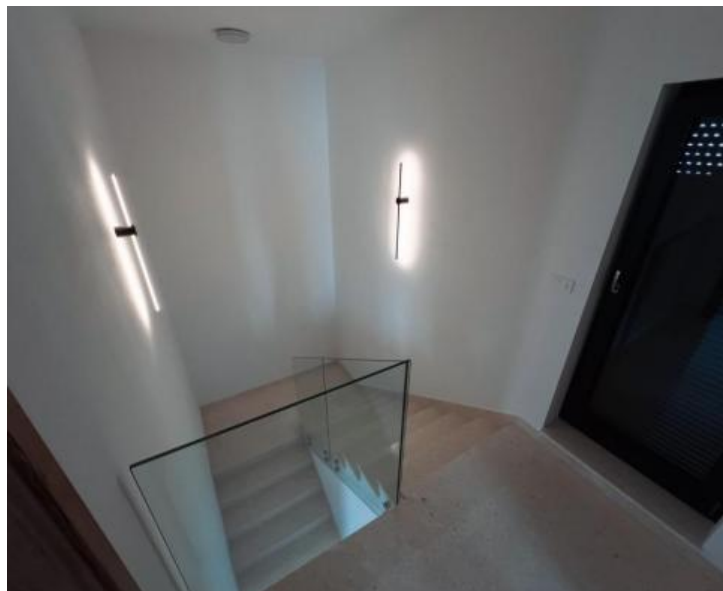
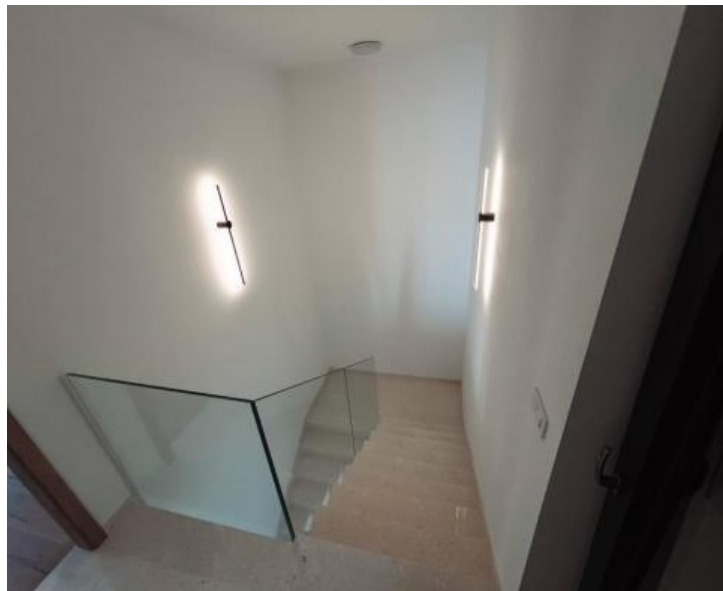
Villa

Pomer, Medulin, Istria



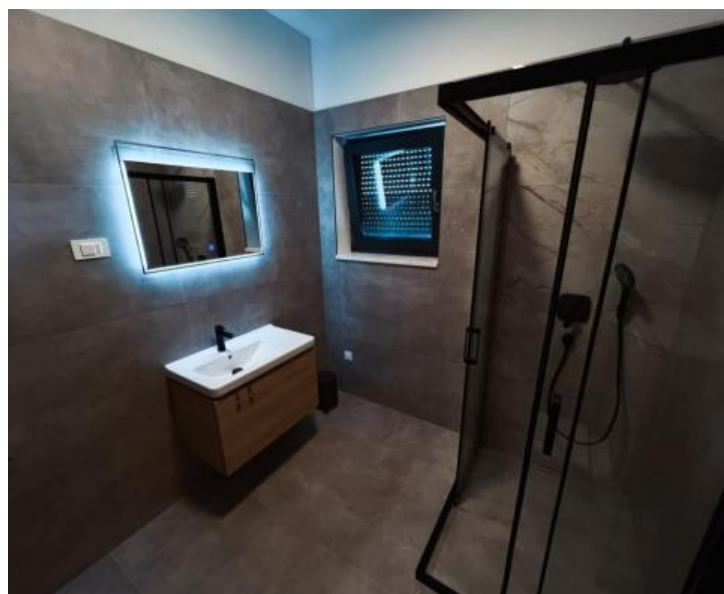
Villa

Pomer, Medulin, Istria



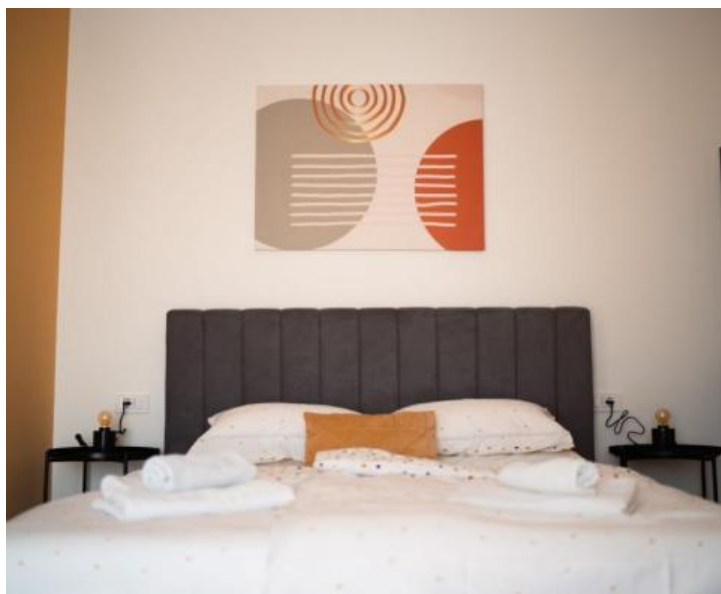
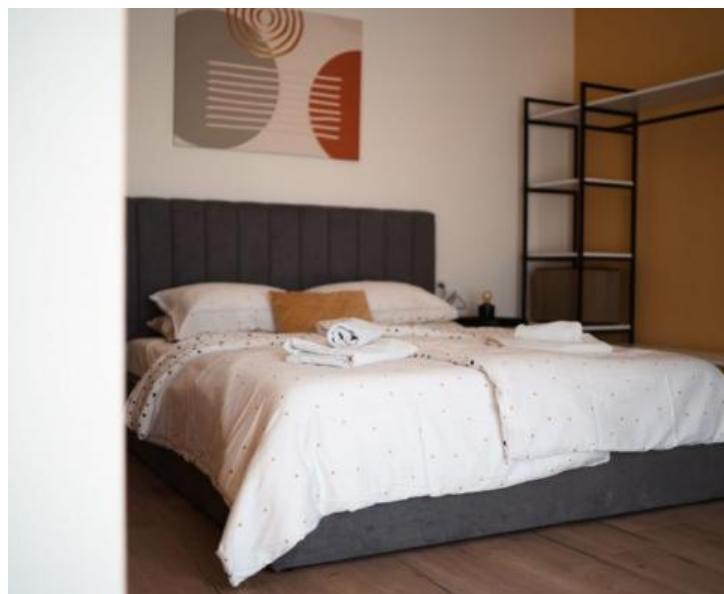
Villa

Pomer, Medulin, Istria



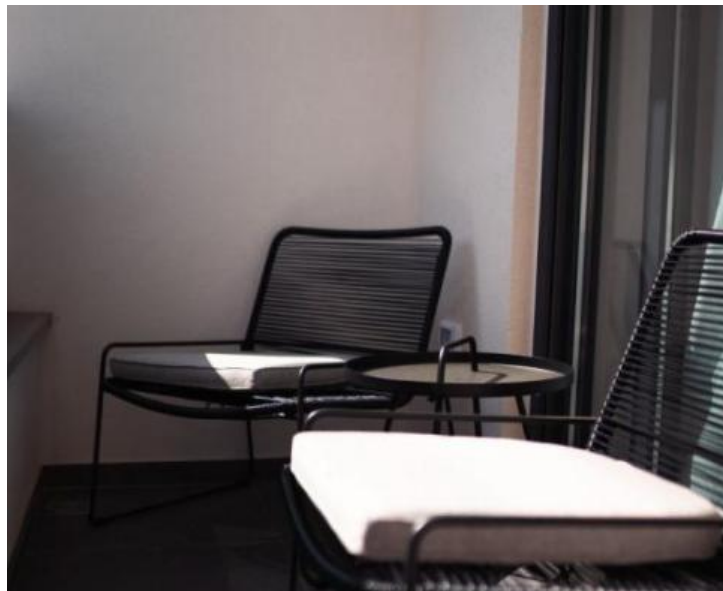
Villa

Pomer, Medulin, Istria



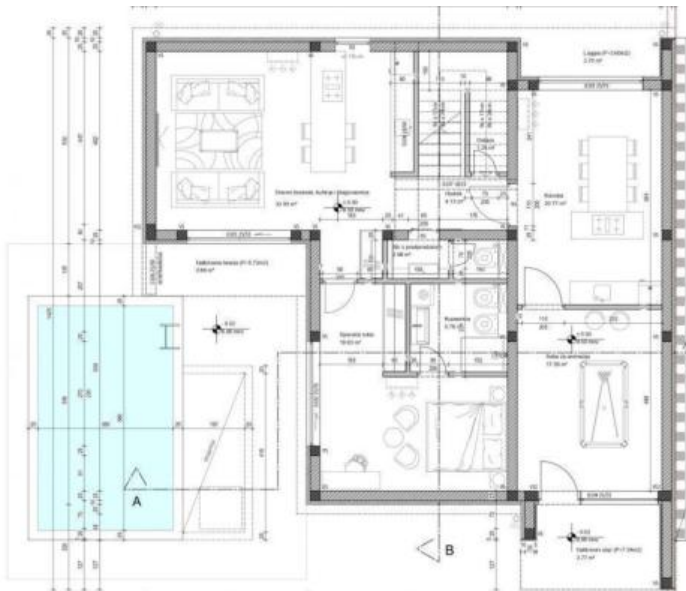
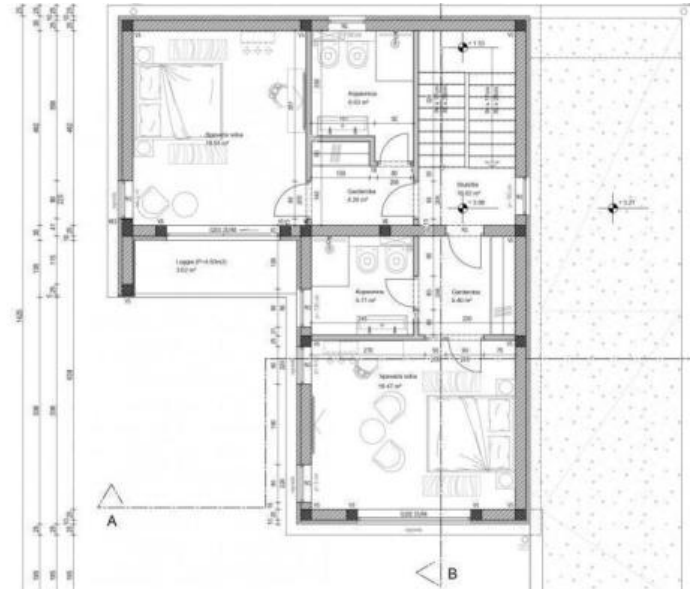
Villa

Pomer, Medulin, Istria



Villa

Pomer, Medulin, Istria



3	Konoba	20,77	1	20,77
4	Loggia	3,60	0,75	2,70
5	Hodnik	4,13	1	4,13
6	Spremište	1,25	1	1,25
7	Dnevni boravak, kuhinja i blagovaonica	32,00	1	32,00
8	Natkrivena terasa	5,72	0,5	2,86
9	Wc s predprostorom	2,98	1	2,98
10	Spavaća soba	19,63	1	19,63
11	Kupaonica	5,78	1	5,78
PRIZEMLJE UKUPNO		120,99		113,46

KAT				
		m2	koef.	m2
12	Stubište	10,62	1	10,62
13	Garderoba	4,24	1	4,24
14	Spavaća soba	19,04	1	19,04
15	Kupaonica	6,63	1	6,63
16	Loggia	4,83	0,75	3,62

Villa

Pomer, Medulin, Istria

