

Villa

Pomer, Medulin, Istria



Ref	RE-U-29525
Type	Villa
Region	Istria > Pula
Location	Pomer, Medulin
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	65 sqm
Plot size	410 sqm

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No. of bedrooms	1
No. of bathrooms	1
Price	Price upon request

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Honeymoon ground floor property with sea view! RARITY!

Introducing a unique property of 65 sq.m. tailored for couples! This romantic single-story house is situated just 250 meters from the sea. Carefully designed to maximize comfort and luxury, every detail of this home reflects a concept of hedonistic living for couples.

Key Features:

- Entrance Area: Welcoming entry leading to the technical room.
- Kitchen: Fully-equipped modern kitchen.
- Wardrobe: Spacious storage area.
- Living Area: Open-plan living space centered around a hydromassage tub. The area features large double beds for ultimate comfort, a cozy sofa corner, and a large TV screen.
- Bedroom: A special suite with direct access to a covered terrace, featuring a swimming pool and sunbathing area.
- Wellness Area: Central to the property, this area boasts a Finnish sauna crafted from solid wood, a large walk-in shower with a rain shower system, and LED lighting and a sound system to enhance the ambiance.

The bathroom will feature underfloor heating, while the living area will be equipped with Mitsubishi air conditioning. Electric lifts will be installed on the expansive glass walls that enclose the central space.

Outdoor Features: The property is set on a 410 m2 plot, featuring a couple-friendly swimming pool with beige mosaic tiles and an electrolysis cleaning system. The garden is primarily composed of lush green spaces, and access is facilitated by an electric gate, which also leads to a designated parking area.

This is a rare find on the market, offering an innovative concept tailored for couples in a tranquil setting surrounded by nature and holiday homes, all with a beautiful sea view.

Location:

- Pula City Center: 10 minutes' drive
- Pula Airport: 10 minutes' drive
- Medulin City Center: 5 minutes' drive

For more information, please contact our agents.

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

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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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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:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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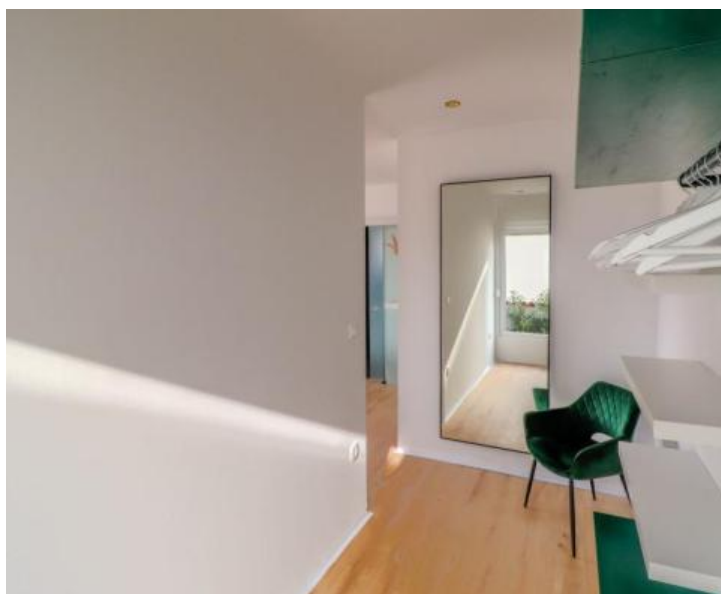
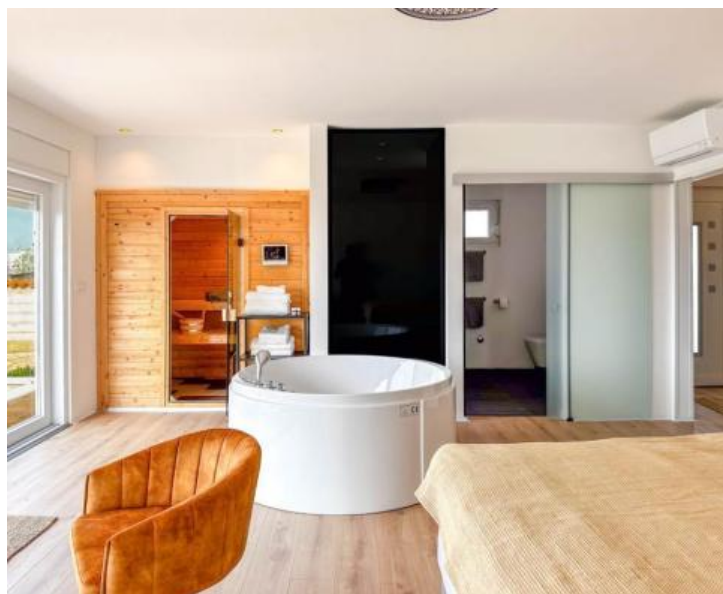
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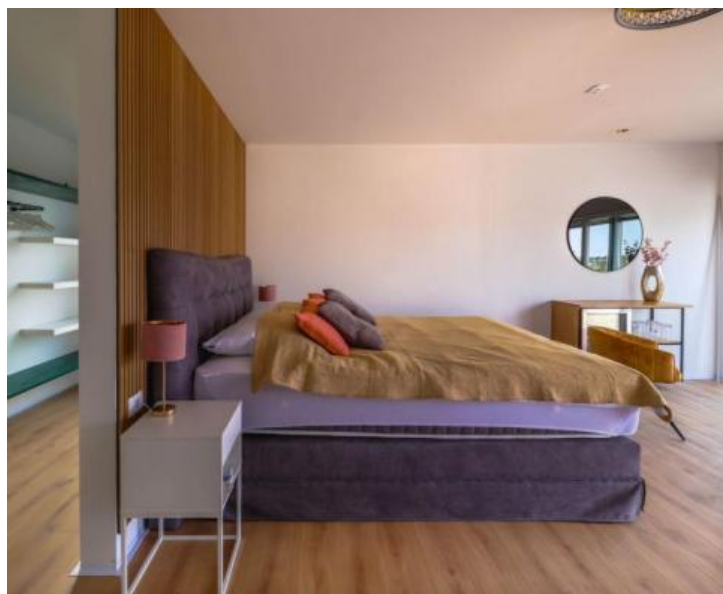
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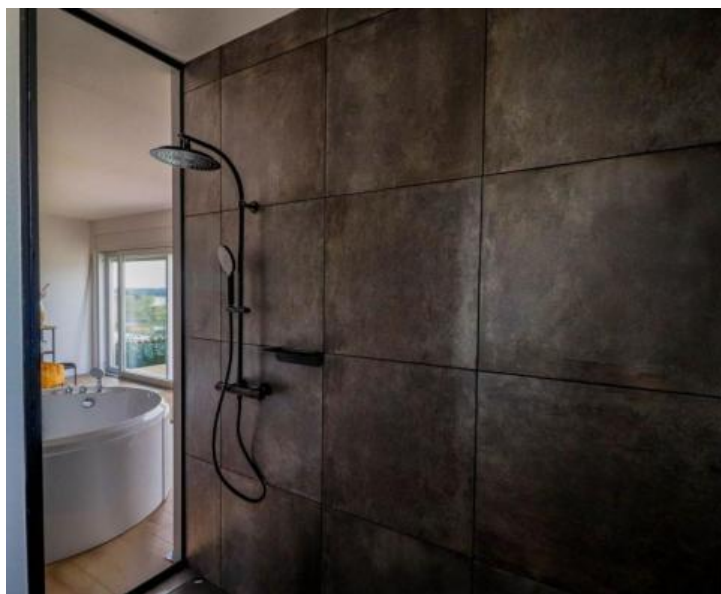
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