

## VELIKI POTENCIJAL - KUĆA NA SAMO 350 METARA OD MORA, Medulin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	VELIKI POTENCIJAL - KUĆA NA SAMO 350 METARA OD MORA
Property for:	Sale
House type:	detached
Property area:	360 m <sup>2</sup>
Lot Size:	1500 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	10
Bathrooms:	2
Price:	1.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1972
Last renovation:	2000

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Pomer
ZIP code:	52203

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Garage:	yes
Number of parking spaces:	7
Covered parking space:	yes

## Description

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The County of Istria is famous as one of the most suitable regions for life, and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident population. In the very south of the Istrian peninsula there is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years. Right in the immediate vicinity of the town of Pula in Pomer, in an excellent location, just 350 meters from the sea, this detached house of 360 m<sup>2</sup> is located. The house consists of two floors, with a total of eight bedrooms, six for two people and two for four people, each of which has its own terrace, two spacious bathrooms, one on each floor, both floors are connected by internal and external stairs, and there is also the possibility of separating into several spacious residential units. In addition to the above, on the ground floor there is also a spacious living room with a fireplace, and a kitchen with a dining area. The house is located on a very spacious plot of land of 1700 m<sup>2</sup>, on which there is also a water well, and in addition to the residential building, it has a basement and two garages as a separate building of 40 m<sup>2</sup>. As can be seen in the pictures, the house requires some adaptation, and in addition to its large area and the area of the garden, the irreplaceable location is also for sale, which gives great potential to this property, and offers various possibilities to the future buyer. Within the garden, there are also numerous uncovered parking spaces, and there are several very old trees on the land, which gives a special atmosphere when staying there. This house represents a very attractive property due to its location, living area, yard area and proximity to beaches, and due to its uniqueness, it offers the future buyer a great opportunity to enjoy it in terms of family life and due to its proximity to the city center and all the accompanying facilities for life, and in accordance with the wishes of the future the owner's possibility of engaging in the hospitality business of renting several residential units or the entire building, and a faster return of invested funds. ID CODE: IS105767

## Additional contact info

Reference Number: 438743  
Agency ref id: IS105767