

## ISTRA, POMER - Moderna villa 2.red do mora, panoramski pogled, namješteno, Medulin, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, POMER - Moderna villa 2.red do mora, panoramski pogled, namješteno
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	401 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	747,000.00 €
Updated:	Aug 23, 2024

### Condition

Newbuild:	yes
Built:	2015.

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 3

## Description

Description:

ISTRIA, POMER - Modern villa 2nd row to the sea, panoramic view, furnished  
We offer a modern villa built in 2015 in the settlement of Pomer, in the second row to the sea, only 200 m away from the first beaches. The villa is located on land with a total area of 401 m<sup>2</sup>. At the entrance to the yard, you will be greeted by the planned parking lot paved with high-quality paving stones, from which there is a passage to a storage room of 11 m<sup>2</sup>. On the south-west side, there is a 4x7 m<sup>2</sup> swimming pool, a sunbathing area and accompanying facilities such as an outdoor shower. There is an open panoramic view of the sea from the sunbathing area and from the pool. Considering the ideal orientation, the pool and all accompanying facilities are illuminated by sunlight all day long, which enables a pleasant stay on the sunbed. Next to the pool, there is a possibility to install a jacuzzi, which would also have an unobstructed panoramic view. There is also a covered area with a dining table on the land. The villa has a total living area of 180 m<sup>2</sup>, divided into 2 above-ground floors, designed as one residential unit. Upon entering the villa, we are greeted by an entrance hall/hallway, a large "open space" area that contains a living room, kitchen and dining room. Communication with the pool and the outside content is done through a glass wall that allows natural light throughout the day. On the ground floor there is also a spacious bathroom with a toilet and a small pantry/storage room. We climb the internal stairs to the upper floor, where there is another bathroom with a toilet and 3 large bedrooms, 2 of which have access to an outdoor covered terrace that offers a fantastic, unobstructed panoramic view of Medulin Bay. Additional information: \*The villa is equipped with the highest quality furniture, and it is being sold as such. \*Air conditioners in all rooms. \*Alarm system, video surveillance and remote controlled gate. \*Possibility of installing a fireplace and heating with wood. \*Ideal orientation of the living room, kitchen and dining room. \*Mosquito screens on all windows. Until now, the villa has been used as a regular tourist rental, so as such it represents an excellent opportunity for investment or for a quiet family life, given that it is located in an extremely quiet neighborhood. Neat ownership, all documentation available on request. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27271

## Additional contact info

Reference Number: 564470  
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