

## ISTRA, POMER Kuća s restoranom na 200m od mora, Medulin, House



### Seller Info

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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 Kuća s restoranom na 200m od mora
Property for:	Sale
House type:	residential-commercial
Property area:	530 m <sup>2</sup>
Lot Size:	206 m <sup>2</sup>
Bedrooms:	15
Price:	1,350,000.00 €
Updated:	Oct 24, 2024

### Condition

Built:	1996
Last renovation:	2020

### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Garage:	yes
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### Description

Description:	ISTRIA, POMER House with restaurant 200m from the sea Medulin municipality is a coastal municipality located in the south of the Istrian peninsula, with an area of 29.35km <sup>2</sup> , with about 6,500 inhabitants in eight settlements located mainly along the coast. These are Medulin, Premantura, Banjole, Pomer, Vinkuran, Vintijan, Valbonaša and Pješćana Uvala. A house with four residential units with separate entrances and a restaurant just 200m from the sea is for sale in Pomer.
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This is a very specific and rare opportunity on the market that represents a great opportunity for caterers but also for those who want to engage in tourist rental. The real estate in question will be described in detail below, considering that there are several residential buildings for sale. We start with a restaurant whose total living area is 250m<sup>2</sup>. It consists of an entrance hall where there is a part of the seats, indoor hall, hallway, bar, kitchen with complete inventory, 2 bathrooms, storage, locker room for staff and a large terrace with barbecue. The last year of the restaurant's adaptation was in 2010, and the restaurant started operating successfully in 1996 until 2018. The restaurant has a wood stove and two air conditioners. The capacity of the seats is 200 and the restaurant has communication with other residential units for sale. The restaurant is sold fully furnished with inventory and it is a well-established catering business of a very famous restaurant in the area of Pula. The first residential unit connected to the restaurant is an apartment with a total living area of 100m<sup>2</sup>. It consists of a kitchen with dining room, living room, hallway, three bedrooms and has air conditioning. The next property that is also connected to the restaurant is an apartment of a total living area of 70m<sup>2</sup>. It consists of a kitchen with dining room, living room, hallway, bedroom, bathroom and a beautiful spacious terrace with panoramic sea views. The apartment is equipped with air conditioning. All housing units have separate entrances. Within the sale was a house in a row with a total living area of 70m<sup>2</sup> with a garage. On the ground floor we find a living room, kitchen with dining room, and on the first floor there is a bedroom, bathroom and terrace. The house is categorized with three stars and has been used for tourist purposes with excellent results. It has air conditioning. The last property is a duplex apartment with a total living area of 40m<sup>2</sup>, which was completely renovated in 2016. It consists of a living room, kitchen with dining area, bedroom upstairs and bathroom. It is surrounded by two terraces and has air conditioning. All listed properties are for sale furnished and ready to move in immediately. As we mentioned, this is a very rare opportunity in a very attractive location just 200m from the sea and with a view of beautiful nature and the sea. 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: 11643

## Additional contact info

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