

## Pomer, impresivna novoizgrađena kuća sa bazenom, 200 m od mora, Medulin, House



### Seller Info

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About us: Marko Polo Real Estate is a local, family owned, licensed and insured real estate company that provides all types of properties in the Istria, Croatia.

Marko Polo Real Estate prides itself on its ability to provide full service for all clients' needs, from arranging all the legal documentation for buying property to completion of the whole buying process and after, with exceptional support at no extra cost. Our consulting team is here to help You!  
Please contact us for the free Purchase process package.

### Listing details

#### Common

Title: Pomer, impresivna novoizgrađena kuća sa bazenom, 200 m od mora

Property for: Sale  
Property area: 198.53 m<sup>2</sup>  
Lot Size: 237 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Price: 1,171,500.00 €  
Updated: Mar 28, 2024

## Condition

Built: 2024

## Location

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

## Permits

Ownership certificate: yes  
Inspection certificate: yes

## Additional information

Infrastructure: Cable TV, Sewage, Electricity,  
Telephone installation  
Energy efficiency: A+



## Heating

Heating type: air-conditioner

## Description

Description: Pomer is a favorite camping destination, located 5 km southeast of Pula. And besides enjoying swimming, it offers the possibility of having fun with some of the numerous water sports. Right here, near the ACI marina Pomer, which is located in the deepest part of the Medulin Bay, this impressive newly built house with a swimming pool is located. This spacious, comfortable house with an area of 198.53 m<sup>2</sup> is located on a plot with a total area of 419 m<sup>2</sup>. There is one two-story unit available, with an additional room that can be used as a tavern/garage or an apartment (depending on the wishes of the future buyer). On the ground floor there is a spacious living room with a kitchen, a bedroom with its own bathroom, an additional toilet and a storage room under the stairs. The internal stairs lead to the

first floor, where there are two bedrooms, each with its own bathroom and balcony. There is also a roof terrace of 38.36 m<sup>2</sup>. From the functional kitchen and living room, you go out to the yard where there is a swimming pool (300cm x 544cm) with automatic technology, so that you can enjoy the Mediterranean atmosphere and get together as much as possible. In addition to the pool, you can refresh yourself in the sea, because the nearest beach is only 200 meters away. The interior delights with top-quality ceramics, and provides an elegant and sophisticated look to any space. This beautiful property has been designed with attention to detail and offers the perfect blend of modern luxury and Mediterranean charm. The yard is nicely decorated, completely fenced with an automatic irrigation system. And for additional security there is video surveillance + alarm system. All rooms are air-conditioned, and the whole house has central underfloor heating. Private parking with 2 parking spaces is available in the yard. The house is fully equipped and ready to move into. An ideal property for rest and enjoyment or for tourism, as it offers luxury, comfort and incredible views. Enjoy untouched nature, explore hidden coves or enjoy the specialties of this region. There are many other picturesque seaside towns in the vicinity, such as Medulin, Premanura, Pula, and the nearest airport is only about 12 km from the property. We are at your disposal for more information!

### Additional contact info

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