

## ISTRA, POMER - Moderna dvojna kuća sa bazenom u blizini mora i pogledom na more, 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 - Moderna dvojna kuća sa bazenom u blizini mora i pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	188 m <sup>2</sup>
Lot Size:	466 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	3
Price:	1,110,000.00 €
Updated:	Nov 13, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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:	In preparation
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### Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description:

ISTRIA, POMER - Modern semi-detached house with swimming pool near the sea. The municipality of Medulin is a coastal municipality located in the very south of the Istrian peninsula, with an area of 29.35 km<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. The area of Medulin includes the surrounding fishing villages of Premantura, Banjole and Pomer and Pješćana Uvala, and all of them are mainly focused on tourism and the constant enrichment of the tourist offer. Always oriented towards the sea, this area has no shortage of modernly equipped marinas - for all sea wolves and the reception of their boats, there is the ACI marina Pomer. Pomer is an idyllic fishing village where you can taste gastronomic delicacies surrounded by the beauty of untouched nature. A modern semi-detached house with a pool of 223m<sup>2</sup> is for sale right in Pomer. The house consists of two floors. On the ground floor there is a hallway, one bedroom with bathroom, toilet, living room with dining room and kitchen in one part, and a terrace that opens onto a 20m<sup>2</sup> pool. Upstairs are two more bedrooms, each with its own bathroom and terrace. Excellent location, quality modern construction, straight lines. It is possible to park 3 cars in the yard of the property. The property is ideal either for a summer vacation or for year-round living. The property is located in a quiet bay near ACI Marina Pomer and 20 minutes' walk from the first beaches. Close to Medulin and the center of Pula, as well as the Pula airport, about 15 minutes' drive away. Great property!!! Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 29286

## Additional contact info

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