

## ISTRA, POMER - Ekskluzivna moderna vila drugi red do 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 - Ekskluzivna moderna vila drugi red do mora
Property for:	Sale
House type:	detached
Property area:	416 m <sup>2</sup>
Lot Size:	814 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	5
Bathrooms:	4
Price:	1,700,000.00 €
Updated:	Jun 26, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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: 4  
Covered parking space: yes

## Description

Description: ISTRA POMER - Exclusive modern villa located in an attractive location only 50m from the sea, in a small and quiet settlement with all the necessary facilities. We proudly present this exclusive modern villa located close to the sea and beaches in the well-known and today almost unavoidable Pomer. It is a villa of a high category of luxury and quality, which offers its future owners a unique opportunity to own a rare type of real estate on our coast. **PROPERTY DESCRIPTION:** It is a high-quality villa that is currently under construction, the planned completion and occupancy dates are at the beginning of 2025. The villa consists of a total of 416.80 m<sup>2</sup> of NET living space, which is divided into 2 residential floors, and an additional third floor, which is actually a roof terrace. On the ground floor of the villa, we are first greeted by a graceful lobby with space for a wardrobe, which then leads us to the living area of the villa, designed according to the "open space" system without partition walls. There is a comfortable and spacious living room illuminated by daylight with the help of large sliding glass walls, then next to the living room there is a larger dining room sufficient for the whole family, and finally a space for a modern kitchen with an island ideal for socializing and entertaining with friends and family. . What we must highlight is an interesting design solution by which the project owners completely opened up the air space above the living area of the villa, which almost connected the ground floor of the villa with the highest point of the interior. In addition to the open air space in the living area of the villa, the owners of the project carefully installed sliding glass walls in the same area, which, in addition to allowing a large amount of light into the space, additionally make it unique for living, since the sense of endless connection between the interior of the villa and the exterior is created and by nature. We must point out that in the slightly more private part of the ground floor, which is separated by a corridor, there is the first bedroom with its own bathroom and an exit to the garden, then the guest toilet, as well as a storage room next to the mentioned kitchen with a technical room/laundry room. The internal staircase leads to the first floor of the villa, where there are three additional bedrooms, each of which has its own private bathroom. Of the mentioned bedrooms, each has a private covered terrace, while the master bedroom has two private covered terraces (GROSS 10.60m<sup>2</sup> + 14.30m<sup>2</sup>) with a partial view of the sea. **DESCRIPTION OF THE PROPERTY:** It is a villa located on a plot of 814m<sup>2</sup>, after deducting the space occupied by the villa, the swimming pool and the shorter private access road, you have a comfortable 509.10m<sup>2</sup> yard at your disposal. The owners of the project cared with the same level of intensity about the exterior of the villa as well as the content it offers to its future owners. Thus, the access from the living room on the ground floor of the villa, through the already mentioned sliding glass walls, leads to the uncovered summer terrace (GROSS

169.10 m2), as well as to the covered summer terrace (GROSS 48.20 m2) with a summer kitchen and enough space for a dining table for the whole family and friends. The same terraces are located next to the pool's sunbathing area and the pool itself with heated water and a salt water system (electrolysis). The yard is completely fenced, and it offers its future owners enough green space ideal for the carefree entertainment of the youngest family members and pets. There is also access to the outdoor storage room and the pool toilet on the garden plot. In addition to all that has been mentioned, we must point out that access to the garden is provided through an electric sliding gate from a small and dead-end paved road without traffic, and that there is enough parking space for 4 or more cars on the front side of the villa's garden, of which 2 parking spaces are covered. From the garden there is access via an external staircase to the roof terrace of the villa, which offers an unobstructed panoramic view of the sea and the slightly hilly landscape. It is a roof terrace ideal for entertaining friends and family. On the roof terrace, outdoor seating, a jacuzzi and a sunbathing area are planned, and it is a terrace consisting of GROSS 140.90 m2, ADDITIONAL INFORMATION: \* The ownership of the villa is in order \* The owner is a legal entity (company) \* The villa is sold in the turnkey system, i.e. fully functional without furniture, which of course includes a fully arranged environment and pool. \* If desired, future owners can choose special furniture with a signature from Italy at an additional cost. \* Future owners have the opportunity to influence the arrangement of the villa, the choice of floor coverings, technical equipment and the like. \* The villa is sold with installed Daikin air conditioners in every room, and installed underfloor heating in every room of the villa. \* It will also have a chimney with the option of setting up a pellet or wood stove as desired. \* Aluminum joinery with mosquito nets and blinds Z-90 is being installed. \* Quality Italian ceramics are installed in all rooms, except in the bedrooms and living room, where parquet suitable for underfloor heating will be installed. \* It will be equipped with top technology, materials and equipment such as Hans Gröhe, Daikin and similar. DESCRIPTION OF THE LOCATION: It is a villa located in a carefully chosen location by the owner of the project with the aim of fulfilling the set goal, and the goal was to achieve a high standard of luxury, comfort and ease of living. In addition to beautiful beaches full of amenities, here are hidden one of the most beautiful cycling paths that take you all the way to Premantura and the famous Cape Kamenjak nature park or in the other direction to the famous and always lively Medulin. In addition, Pomer is well connected by traffic, so all significant locations and other facilities are only a few minutes' drive away, such as: \* Pula (center) - 8.5 km \* Medulin (waterfront) - 5 km \* Premantura (center) - 6.7 km \* Banjole (center) - 2.5 km \* Pula Airport - 12 km \* Istrian ipilon (motorway) - 10 km For all questions, necessary information or a desire to view the villa and the current state of construction as well as its locations are at your disposal, feel free to contact us at any time! 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: 31367

## Additional contact info

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