

ISTRA, POMER - 3SS+DB luksuzni Penthouse s pogledom na more, Medulin, Flat



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
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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 - 3SS+DB luskuzni Penthouse s pogledom na more
Property for:	Sale
Property area:	123 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	349,000.00 €
Updated:	Oct 24, 2024

Condition

Newbuild:	yes
Built:	2020

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Description

Description:	ISTRIA, POMER - 3SS+DB Penthouse with sea view, located in an attractive location close to beaches and landscaped walks. We proudly present this highly
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luxurious and spacious Penthouse located on the 1st floor of a smaller building, which consists of only 3 residential units. It is a building built in 2020, and located in charming Pomer, only 500m from well-kept beaches and promenades ideal for rest and relaxation after an active day. This spacious apartment offers its future owners the unique experience of staying in a quiet location, without crowds and noise, and we are sure that it will charm you with its smart organization of the interior space, as well as the quality of all the work performed.

DESCRIPTION OF THE APARTMENT: It is an apartment that consists of a total of 123.95m², of which NET 109.49m² refers to the living space of the apartment itself, then NET 9.46m² (calculated according to the coefficient) uncovered terrace, and two parking spaces on garden of the building of a total of 5m² (calculated according to the coefficient). The apartment is accessed by a separate external staircase from the building's parking lot, and at the very entrance to the apartment there is a comfortable lobby with a space for a wardrobe, which then leads us into the living room of the "open space" concept apartment without partition walls. Where there is a spacious living room, then a larger dining room sufficient for the whole family, and a slightly separated modern and equipped kitchen perfect for preparing your favorite delicacies. A larger guest bathroom is located in the already mentioned lobby, which is also used as a laundry room. What we must highlight are the high ceilings that adorn the living area of the apartment and add to the feeling of airiness and brightness of the space. In addition to the living room, there is also a larger covered terrace, which can be accessed with the help of a sliding glass wall. The same terrace is perfect for setting up an additional dining table, where you have the opportunity to host 8 to 10 people. Separated by a corridor, there are 3 spacious bedrooms, each of which has its own bathroom with shower. In addition to the above, each bedroom has its own air conditioner. Access to the second floor of the apartment also extends from the living room, along the internal staircase, where we can find an open and spacious terrace with a view of the sea, the rest of the village and the slightly hilly landscape. This terrace is perfect for entertaining friends and family, and it also has an already implemented infrastructure for setting up a summer kitchen. Equally, you have the opportunity to install a Jacuzzi on the terrace, as well as additional content, such as; outdoor covered summer kitchens or sunbathing areas. In addition, the same terrace can also be covered in order to repurpose the space according to your needs and wishes.

ADDITIONAL INFORMATION: * The apartment is sold fully furnished, as can be seen in the pictures. * Each room of the apartment has an air conditioner with the possibility of cooling and heating. In addition, the first phase of central heating was implemented in the apartment, as well as the fact that the apartment has its own chimney with the possibility of setting up a pellet or wood stove. * The apartment also has solar panels installed on the roof of the building, which are used for water heating. * The apartment also has an external storage room, as well as an additional technical room in which there is a hot water boiler, which is also an additional storage space. * The apartment has 2 marked parking spaces in the private garden, which can be accessed with the help of an electric sliding gate. * High-quality facade insulation of 10 cm was installed. * High-quality PVC joinery

was installed. * The ownership of the apartment is in order, the building has all the necessary documentation, the apartments are shared, owner 1/1, no encumbrances, possibility of buying on credit. For any questions, necessary information or wish to organize an appointment to view the apartment and its location, please 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 ID CODE: 32359

Additional contact info

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