

## PRVI RED DO MORA, VILA U IZGRADNJI, Medulin, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PRVI RED DO MORA, VILA U IZGRADNJI
Property for:	Sale
House type:	detached
Property area:	351 m <sup>2</sup>
Lot Size:	975 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	5
Price:	1.00 €
Updated:	Oct 28, 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
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Description

Description: Have you ever imagined yourself sitting on the terrace of your house, right by the sea, looking out at the water and sipping your morning coffee? Do you think such properties don't exist? We have just received such a unique property, and it's waiting just for you. In the south of Istria, specifically in Pomer, we have a

beautiful villa under construction in the rarest location in Istria – the first row to the sea. This villa, with a total net living area of 351.03 m<sup>2</sup>, will extend over three floors. The basement, with an area of 122.22 m<sup>2</sup>, will house a fitness room with a sauna, a pool machine room, a playroom, a laundry room, a bathroom, and another machine room. By stairs, you will reach the ground floor, where you will enjoy an uninterrupted view of the sea and nature while savoring your morning coffee. The layout of the rooms will include a living room in an open space with the kitchen and dining room, leading to a spacious covered terrace with a stunning infinity pool measuring 44.74 m<sup>2</sup>. A pantry and storage room with external access provide ample space for storage. There is also a bedroom with an en-suite bathroom and a separate guest WC. The first floor will feature three bedrooms with en-suite bathrooms, each with access to a terrace offering a beautiful sea view. The listed price refers to the property in its current stage of construction. A great advantage for the future owner is that they will be able to furnish and decorate the property according to their taste. Naturally, the finished property will have immeasurable value. All unnecessary daily conveniences are just minutes away. Pula 8 km Highway 8 km Pula Airport 12 km The listed price includes VAT, and the buyer is exempt from paying real estate transfer tax! Ownership is clean 1/1, without encumbrances. Make the right decision with our support for a pleasant real estate buying experience, contact us with confidence: FILIP MARIĆ Licensed Agent Mob: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com)  
----- MICHAEL RADOLA Licensed Agent +385 91/575-3640 [michael.radola@dogma-nekretnine.com](mailto:michael.radola@dogma-nekretnine.com) ID CODE: IS1514226

## Additional contact info

Reference Number: 664553  
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