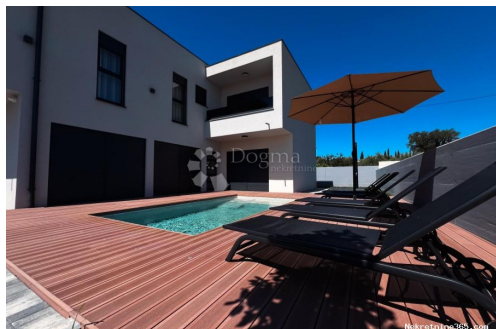


Moderna vila s bazenom - blizu mora - u mirnom okruženju, Medulin, House

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>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: F.LA GUARDIA 6
Phone: +385 51 341 080
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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:	*Moderna vila s bazenom - blizu mora - u mirnom okruženju*
Property for:	Sale
House type:	detached
Property area:	198 m ²
Lot Size:	170 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	3
Price:	1,171,000.00 €
Updated:	Oct 29, 2024

Condition

Built:	2024
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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:	B
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Parking

Garage:	yes
Number of parking:	3

spaces:

Description

Description:

This extremely pleasant and modern villa is for sale in Pomèr, a settlement southeast of Pula, along the coast of the deepest part of the Gulf of Medulin. This area has been inhabited since prehistory and antiquity, and today it is known for the ACI Pomer marina. The marina is modern, surrounded by beautiful beaches, islands and nature, ideal as a starting point for cruises to the south. This property, located in a quiet and special part of Pomer, provides an ideal environment for a family looking for rest and enjoyment in a spacious house. The area of the plot is 419 m², while the area of the house is 198.53 m² with a garden area of 170 m². The villa is extremely beautiful and cozy, and offers plenty of space for all family members. With a large living room that has access to the pool and terrace, there is a sense of connection with the outside world. The spacious garden surrounding the villa allows for various outdoor activities. Here you can relax, play or barbecue with family and friends. The roof terrace provides a private ambience where you can enjoy beautiful views of the surrounding nature. The villa is equipped with modern facilities to make your stay as pleasant as possible. Air-conditioned rooms ensure comfort throughout the year, while central underfloor heating provides warmth in the colder months. Three bedrooms, each with its own bathroom, offer privacy and comfort for all family members. Two bedrooms upstairs have a balcony, the perfect place where you can drink your favorite morning coffee in privacy in the morning. On the ground floor there is a separate toilet, washing machine and electric boiler, which further adds to the practicality of this property. Storage under the stairs provides additional storage space. The richly equipped kitchen, living room and dining room form an open space that is ideal for family gatherings and shared meals. The pool measuring 300 cm wide, 544 cm long and 150 cm deep is equipped with automatic technology, which facilitates maintenance and provides maximum comfort. Automatic environmental irrigation ensures that the garden always looks beautiful and well-kept. An outdoor shower by the pool provides additional convenience during warm summer days. This villa is extremely suitable for rent, with the possibility of categorization that can bring additional income. The location of the villa, only 200 meters from the sea and 250 meters from the center of the village, makes it ideal for a family that wants to enjoy all the benefits of life by the sea. Internet and TV connection ensure connectivity and entertainment, while video surveillance and an alarm system provide additional security. The villa has energy certification, a use permit, and is connected to sewage, water and electricity. Air conditioning in every room and additional air conditioning in the winter tavern ensure a pleasant temperature throughout the year. A winter tavern, a garage and two outdoor parking spaces further contribute to the functionality of the property. Enjoy the spacious garden, barbecue with friends or simply relax in the private atmosphere of the roof terrace with a jacuzzi of 38.36 m². This villa is a real oasis of peace and comfort, providing everything you need for a perfect family vacation or a permanent home by the sea. Pomer is an ideal place for family life or a relaxing holiday, surrounded

by natural beauty and a rich history. - plot area: 419 m² - house area: 198.53 m² + garden area 170 m² - new construction: 2024 - usage permission - air conditioning in every room + air conditioning in the winter tavern - central underfloor heating throughout the house - winter tavern, garage + two outdoor parking spaces - Internet - TV connection - video surveillance + alarm system - pool dimensions: width 300 cm x length 544 cm x depth 150 cm with automatic technology - automatic irrigation of the environment - three bedrooms - each bedroom has its own bathroom - two bedrooms on the first floor have a balcony - separate toilet on the ground floor + washing machine and electric boiler - storage room under the stairs - kitchen + living room + dining room - roof terrace with a jacuzzi of 38.36 m² - Outdoor shower - the possibility of categorization for rent - quiet location - aerial distance from the sea 200 meters - air distance from the center of the village 250 meters ID CODE: IS1513047

Additional contact info

Reference Number: 667141
Agency ref id: IS1513047