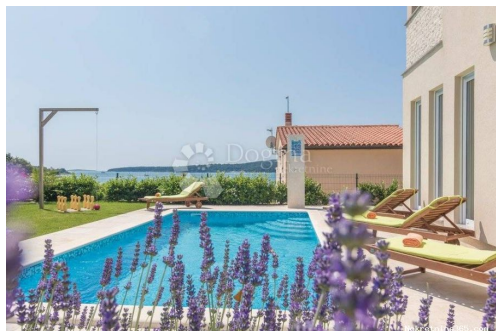


## ISTRA POMER MODERNA VILLA 2 RED DO MORA, Medulin, House



### 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  
Fax: +385 51 341 081  
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:	ISTRA POMER MODERNA VILLA 2 RED DO MORA
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	401 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	747,000.00 €
Updated:	Oct 29, 2024

### Condition

Built: 2015

### 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

### Description

Description: ISTRIA, POMER - Modern villa 2nd row to the sea, panoramic view, furnished  
We offer a modern villa built in 2015 in the settlement of Pomer, in the second row to the sea, only 200 m away from the first beaches. At the entrance to the yard, you will be greeted by the planned parking lot paved with high-quality paving stones, from which there is a passage to a storage room of 11 m<sup>2</sup>. On the southwest side, there is a 28m<sup>2</sup> swimming pool, a sunbathing area and

accompanying facilities. There is an open panoramic view of the sea from the sunbathing area and from the pool. Considering the ideal orientation, the pool and all accompanying facilities are illuminated by sunlight all day long, which enables a pleasant stay on the sunbed. Next to the pool, there is a possibility to install a jacuzzi, which would also have an unobstructed panoramic view. There is also a covered area with a dining table on the land. The villa has a total living area of 180 m<sup>2</sup>, divided into 2 above-ground floors, designed as one residential unit. Upon entering the villa, we are greeted by an entrance hall/hallway, a large "open space" area that contains a living room, kitchen and dining room. Communication with the pool and the outside content is done through a glass wall that allows natural light throughout the day. On the ground floor there is also a spacious bathroom with a toilet and a small pantry/storage room. We climb the internal stairs to the upper floor, where there is another bathroom with a toilet and 3 large bedrooms, 2 of which have access to an outdoor covered terrace that offers a fantastic, unobstructed panoramic view of Medulin Bay. What should be emphasized: - The villa is equipped with the highest quality furniture, and it is being sold as such. -Air conditioners in all rooms. - Alarm system, video surveillance and remote controlled gate. -Possibility of installing a fireplace and heating with wood. -Ideal orientation of the living room, kitchen and dining room. - Mosquito nets on all windows. Until now, the villa has been used as a regular tourist rental, so as such it represents an excellent opportunity for investment or for a quiet family life, given that it is located in an extremely quiet neighborhood. The mentioned house represents a very rare and attractive real estate due to its content, quality, location and proximity to all accompanying facilities, and offers the future buyer the possibility of enjoying it in terms of family life, as well as engaging in the catering activity of renting and very fast return of invested funds. FOR ALL ADDITIONAL INFORMATION, CONTACT ME WITH CONFIDENCE: Samuel Berisha 097/758 - 7649 Whatsapp - Viber samuel.berisa@dogma-nekretnine.com SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 sandra.miletic@dogma-nekretnine.com ID CODE: IS1508137

## Additional contact info

Reference Number: 675593  
Agency ref id: IS1508137