



**Istria, Pomer, modern detached villa
 NKP 260 m2 near the sea**

Croatia, Istria

Price:	€ 980 000
Object type	House
Market	New building
Year built	2024
Bedrooms	4
Number of rooms	4
Land area	495 m2
Area	260 m2
Category	For sale



In the municipality of Medulin, in the vicinity of Pomer, there is this modern, fully equipped detached villa. It is located in a quiet and extremely well-kept environment.

It extends over two floors plus a large partially covered roof terrace, where there is space for evening gatherings, a barbecue, with a view of the sea and the marina.

The villa has a gross floor area of 260 m2. In the ground floor at the entrance, there is a large garage for two parking vehicles, from which you can enter the interior of the villa.

The ground floor is dominated by a large living room, fully equipped, as well as a luxurious and modern kitchen, fireplace. The room is dominated by neutral colors that make it even more elegant. Large glass sliding walls have three-layer glass, access to a covered terrace equipped for gatherings, a large swimming pool. A guest room with a bathroom is also located on the ground floor.

The internal staircase leads to the first floor, where the central part is dominated by the living room, designed as a room for socializing. There are three more bedrooms on the first floor, each with its own bathroom, fully equipped.

An internal staircase also leads to the roof terrace, which is covered in one part, where there is a sunbathing area and a space for socializing.

The entire villa is air-conditioned, while heating is provided by a heat pump system.

The distance from the beaches is a few minutes by car, the same distance to the nearby centers.



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