



ID: HR-191-150890
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499



Istria, Pomer, unique, modern villa 20 m from the sea, NKP 417 m2

Croatia, Istria

Price:	€ 1 700 000
Object type	House
Market	New building
Year built	2024
Bedrooms	4
Number of rooms	4
Land area	720 m2
Area	417 m2
Category	For sale



In Pomer, in the south of the Istrian peninsula, only 20 meters from the sea, there is this modernly designed villa with its sumptuous 417 m2 spread over two floors + a roof terrace.

On the ground floor of the villa, on the garden of 720 m2, there is a bright open space living room with access to a covered terrace and a swimming pool, which is oriented to the southern sunny side. On the ground floor there is also a modern kitchen and one bedroom with a bathroom, a guest toilet, a technical room, a storage room, another toilet and a larger storage room in the outer part.

The internal staircase leads to the second floor, where there are three more bedrooms, each with its own bathroom. There are also four large covered terraces on the first floor with a beautiful view of the sea only 20 m away.

The third floor is actually a 35 m2 beautiful terrace for daytime sunbathing or evening gatherings.

Top quality materials are used in the construction of the villa, and the seller takes care of every detail during the decoration. Of course, the entire space is air-conditioned, heated by a heat pump system, underfloor heating.

Parking for 4 vehicles is provided in the garden of the villa, i.e. two covered and two uncovered parking spaces.

The expected end of the works is 10/2025.

We are at your disposal for more information.

• We work for You! •



ID: HR-191-150890
WWW.MERCURYESTATE.COM
TEL./VIBER/WHATSAPP:
+ 37129642499

Contacts:

Alina Merca

GSM: + 37129642499

(Viber, WhatsApp)

E-mail: alina@mgroup.lv