



Medulin, Pomer - beautiful villa with wellness NUA 195 m2 with sea view - 150 m from the sea

Croatia, Istria

Price:	€ 1 452 000
Object type	House
Market	New building
Year built	2024
Bedrooms	3
Number of rooms	3
Land area	944 m2
Area	230 m2
Category	For sale



In a quiet location in Pomer, away from the main road and noise, this newly built villa has an open view of the sea from almost all rooms. The land area is 944 m2, the villa itself has a net usable area of 190 m2, the concept is ground floor and first floor.

On the ground floor there are: entrance hall, guest toilet, pantry, bedroom with private bathroom, open space living room with kitchen and dining room and a covered terrace accessed from the living and sleeping areas. We climb the stairs to the first floor where there are two bedrooms, also each with its own bathroom. One bedroom has its own terrace, while the other shares a terrace with a relaxation room with a sauna, shower and a beautiful view of the sea.

In the courtyard, the central part was occupied by a swimming pool with an area of 45 m2. In addition to the sunbathing area, there is also a summer kitchen with a barbecue, a shower, and a small children's playground. Next to the entrance to the villa is a parking lot for 4 cars.

Electric underfloor heating in the bathrooms, while there are inverter air conditioners in every room. Ceramics as floor covering throughout the villa.

It is sold in a furnished condition, and is currently used for tourist rental.

We are at your disposal for more additional information as well as arrangements for sightseeing.

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