



ISTRIA, POMER - Modern villa with a unique panoramic sea view



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 1,707,431.06

Location

Country:	Croatia
State/Region/Province:	Istria
City:	Medulin
Posted:	May 15, 2025
Description:	
Location:	Istarska županija, Medulin, Pomer.

ISTRIA, POMER - A modern villa situated in a quiet location with a beautiful courtyard and an unrepeatable view of the sea and the countryside

We proudly present this unique and unrepeatable villa situated in a quiet and residential part of the Pomer settlement. It is a villa situated in a location that offers one of the most beautiful open views of the sea, all while still being just a few short minutes' bike or car ride from well-maintained beaches, promenades and all the amenities needed for everyday life. Take advantage of this opportunity and become the proud owner of a unique property that will enchant you every time. **VILLA DESCRIPTION:** The villa thus consists of 195m² of living space, divided into two floors, ground floor and first floor. Upon entering the ground floor of the villa, we find ourselves in a graceful lobby with a designated space for a wardrobe and a small storage room. The same lobby then leads us to the living area, designed according to the "open space" system, without partition walls. With high ceilings and a luxuriously open view, which reaches from almost every room of the villa, a feeling of high luxury and a feeling of infinite connection of the villa's rooms with its garden and landscape is created. In the living area of the villa, you have the opportunity to spend your time in the living room, which is larger in size, planned to ensure the maximum level of comfort and functionality, and perfect for relaxing with your favorite series or movie. Next to the living room, there is an equipped and modern kitchen with an island, which harmoniously connects with the dining room, sufficient for the whole family. With the help of large sliding glass walls, the living area



almost continuously expands towards the outdoor semi-covered terrace, with seating and a dining table. Considering that the owners built the villa as a private property, a great focus was dedicated to the functionality of the rooms and the simplicity of staying in the villa, so the ground floor of the villa also has a guest toilet, an additional storage room under the staircase with a technical room, and the first of a total of three bedrooms. This bedroom has its own bathroom, and its special feature is that with the first rays of sunlight in the morning you can enjoy a beautiful view of the greenery and the sea from your bed, of course, there is also a small terrace perfect for drinking your morning coffee, as well as access to the garden and swimming pool. The upper floor of the villa is accessed by an internal staircase, here we can find two additional bedrooms, each of which has its own bathroom, and one of them also has access to a balcony from which the same almost unrepeatable view of the sea extends. On this floor there is also an additional room that is currently used as a private SPA zone with a gym, and which has access to the same balcony already mentioned, this room can easily be converted into a separate office space, a playroom, an additional bedroom or something similar. **DESCRIPTION OF THE GARDEN:** The villa is located on a plot of 991m² in total, of which 766m² refers to the landscaped garden. The villa's yard is completely fenced and therefore safe for carefree play and fun for your youngest family members and pets. The villa's yard is decorated with Mediterranean plants, which make staying outdoors so much more enjoyable. We must definitely point out that under the already mentioned partially covered terrace, there is a comfortable 45m² tidal pool. It is possible to install a water heating system for the same pool, and everything has already been prepared for it. Next to the pool is a covered summer kitchen, perfect for entertaining friends and family. Further after the pool is a green part of the yard, perfect for resting and relaxing after an active day. An automatic irrigation system takes care of the greenery and plants in the yard. There is enough parking space for up to 4 cars in the yard of the villa, and the same parking spaces can be covered according to the wishes and needs of the future owners. **ADDITIONAL INFORMATION:** * The villa is being sold fully furnished, as can be seen in the pictures. * The villa is equipped with air conditioners in every room with the possibility of heating and cooling the space, it also has floor heating in all bathrooms, as well as a chimney with the possibility of installing a pellet or wood stove. * The villa has an alarm system with sensors and cameras. * The furniture that was chosen was chosen specifically for this villa. * The ownership of the villa is in order, owner 1/1, a natural person. **LOCATION DESCRIPTION:** The villa is located in a smaller residential part of the Pomer settlement, it is surrounded by family villas or holiday villas, and due to its location, it is only a 5-minute easy drive from all the necessary facilities for everyday life. Thus, in the very center of the town there are shops, restaurants, cafes, a school and a kindergarten, and we are sure that you will be additionally interested in the fact that the same village has a high-quality harbor perfect for the safe mooring of your boat. In addition, there are beautiful beaches with accompanying facilities, such as beach bars and restaurants on the sea, as well as numerous cycling and walking paths. The villa is strategically positioned in this location, all because of the unique view, as well as the peace and privacy it offers while still being in close proximity to various amenities. We must certainly point out that the villa is located only 7 minutes drive from the center of Medulin, 10 minutes easy drive from Premantura and Cape Kamenjak, and only 10 minutes easy drive from the largest city on the Istrian peninsula, the city of Pula. It is equally important to us to point out that access to the villa is easy, all thanks to very good traffic connections, and the proximity of Pula airport, which is only 15 minutes drive away. For any additional questions, necessary information or if you wish to organize a viewing of the property and its location, please feel free to contact us at any time.

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Built: 2023

Common

Bedrooms: 3

Bathrooms: 3

Finished sq. ft.: 195 sq m

Lot Size: 991 sq m

Room details

Total rooms: 5

Building details

Parking: Yes

Outdoor Amenities: Pool

Number of Floors: 2

Rental details

Furnished: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T21309/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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