



## EXCLUSIVE HOUSE RIGHT NEXT TO THE SEA ON A SPACIOUS LAND

 Pomer, Medulin

 **189,900 €**  
1,217 €/m<sup>2</sup>



The municipality of Medulin is located in the very south of the Istrian Peninsula on the coast. Medulin, once a fishing village, is now a modern tourist center that has emerged as one of the most desirable tourist destinations in Croatia in the last ten years, as evidenced by the highest number of overnight stays in recent years.

Right in Pomer, this legalized house of 156 m<sup>2</sup> is located on an extremely spacious agricultural land of 2700 m<sup>2</sup>, just 300 meters from the sea and beautiful beaches. The property is spread over two floors - basement and ground floor, with the fact that complete adaptation is necessary. In the basement there is currently a tavern, while on the first floor



there is an entrance hall with a living room and space for a kitchen, bedroom and bathroom, and the future owner of the property is certainly left with the possibility to remodel it as he wishes. The house has a spacious covered veranda as well as a terrace for staying and enjoying. The plot is surrounded by a dry stone wall, and the location is ideal in terms of proximity to all amenities necessary for everyday life, as well as the first beach. The property has an electricity meter on the plot, and it is connected to the neighboring plot with a water connection, but we have the possibility to request an official water connection based on the Decision on the state of production. A great advantage is the excellent southwest orientation of the building and the land, and the land itself is located just a few meters from the urbanized part of the settlement.

The mentioned real estate represents a very interesting real estate in a quiet and attractive location located right next to the sea and offers the future owner the opportunity to stay in nature in a quiet location and escape from the city crowd in terms of land for vacation, recreation, farming or offers the future buyer a great opportunity to enjoy the same in terms of family life and in accordance with his wishes, he offers the possibility of engaging in the catering activity of renting it out and a faster return of invested funds.

FOR ALL OTHER INFORMATION, CALL AT:

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Dean Zunic

Licensed agent

## Summary

LOCATION	Pomer, Medulin	PROPERTY ID	2308
PRICE	189,900 €	TYPE	House
AREA	156 m <sup>2</sup>	GARDEN AREA	2,700 m <sup>2</sup>
YEAR BUILT	1990.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	10
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	Good
TILES	-	PARQUET	-
FACADE	-	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes



USAGE PERMIT	Yes	ENERGY CERTIFICATE	-
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## Extra features

- Terrace
- Garden
- Yard
- Pantry
- Tavern
- Forest

## Infrastructure

- Electricity
- Water

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