ID: 3397

SALE OF APARTMENT WITH POTENTIAL FOR FURNISHING NEAR MORANJ

Pomer, Medulin

224,000 €
1,493 €/m²







Located in the very south of Istria, the municipality of Medulin has been one of the most desirable destinations for living and vacationing for years. The indented coastline, well-maintained beaches, rich gastronomic offer, marina and proximity to the city of Pula make this area extremely attractive for housing and tourist investments.

In the quiet and charming village of Pomer, just a few minutes from Medulin, Premantura and all important amenities, there is a property with great potential for decoration according to your own wishes. A spacious apartment with a total usable area of approximately 150 m² is for sale, which extends across the first floor and attic and offers the possibility of organizing the

space as two separate residential units. It is already so beautifully separated and formed. The property is not finished, which allows the future owner complete freedom in the final decoration and selection of materials.

The main apartment of 100 m² consists of a large living room connected to the dining room, from which there is access to a balcony of approximately 14 m² with a partial sea view. The hallway leading to the night area where there are two bedrooms, one of which is extremely spacious, while the other is somewhat smaller in size has an exit to a smaller balcony. The bathroom is currently in a high unfinished phase, but thoughtfully equipped for newer shower models and a built-in cistern. It is done all the way down to the plaster and without finishing and sanitary ware. The space is given special value by the large wooden openings that ensure plenty of natural light throughout the day, creating a pleasant and airy atmosphere. If the space is being renovated and the joinery is replaced, it is good that all the openings are large in size and do not need to be expanded. The floors are unfinished in most of the property, while the hallway has ceramic tiles, and one bedroom has a plank floor.

Central heating installations have been carried out throughout the entire property and a chimney for wood heating has been constructed, while there is the possibility of installing air conditioning for a comfortable stay during the summer months.

An internal staircase leads to an additional space in the attic of approximately 50 m², organized as a studio apartment. This part consists of an open space that combines the kitchen, living room and bedroom, bathroom and access to a pleasant small charming terrace with a view of the greenery and the village. The space is additionally illuminated by a skylight and offers numerous possibilities for use - as an apartment, guest unit, playroom or private space for family members. Ceramics are installed in the area where the kitchen is planned, and the rest of the floor in the living area is laminate.

What makes this property particularly interesting is its excellent location. The sea and promenades are only 150 meters away, while the marina, restaurants, shops and other facilities are accessible by easy walking. The peaceful environment, well-maintained infrastructure and proximity to all important destinations in southern Istria make this property an excellent choice for family life, vacation or investment with great potential for future value. The property offers a view of the roofs of houses, greenery and olive groves.

The property requires some additional investment and finishing work, but therein lies its greatest advantage – the possibility of creating a home or investment completely tailored to your own wishes and needs. A property that has already been built and is waiting for investment to shine in its full glory in a great location.

The property is not condominium.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Pomer, Medulin	PROPERTY ID	3397
PRICE	224,000 €	TYPE	Flat
FLAT TYPE	Multi rooms (5+)	AREA	150 m²
YEAR BUILT	2000.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	Greenery and the sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	260 cm	ELEVATOR	-
HEATING	Central	JOINERY	Wooden, Good
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Ship floor, Laminate
FACADE	Very good	ROOF	-
INTERNAL STAIRS	Good	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Terrace
- Sea View

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Optical internet

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