ID: 3462

PROPERTY IN AN OASIS OF PEACE WITH SEA VIEW AND DIRECT EXIT TO THE BEACH

Pomer, Medulin

467,000 €
23,350 €/m^2







Medulin is one of the most sought-after places in southern Istria, known for its beautiful coastline, well-maintained beaches, rich tourist offer and pleasant lifestyle throughout the year. The combination of natural beauty, proximity to the sea and all the amenities needed for everyday life makes this location ideal for both family life and for vacation or tourist investment. Precisely because of its attractive position, Medulin has been attracting domestic and foreign buyers looking for a property by the sea with added value for years.

POMER – A unique oasis of peace with a sea view and private access to the coast

In a quiet part of Pomer, in an excellent location between Pula and Medulin with excellent transport connections, there is this extremely rare property of 1,427 m² that offers what is almost impossible to find today – complete privacy, a beautiful sea view and its own access to the coast.

The plot is completely fenced, neatly maintained and easily accessible, while its gentle slope provides an even more beautiful view of the blue sea and Mediterranean greenery. Upon entering, you are greeted by a well-maintained parking lot surrounded by native Mediterranean plants, and every step through the property provides a sense of peace, quiet, and complete retreat from everyday life.

In the central part of the plot is a modernly decorated property measuring 20 m², consisting of a living area with a kitchen, a sleeping area, and an elegantly decorated bathroom. The interior is decorated with contemporary materials and warm tones, the floors are covered with quality ceramics, and air conditioning ensures a pleasant stay throughout the year. The outdoor space is also particularly practical with a storage room and a place for a washing machine.

In front of the house is a closed veranda in modern gray PVC joinery, which is the perfect place for morning coffee, lunch, or relaxation with a view of nature.

The outdoor space is completed by a summer kitchen, outdoor shower, sunbathing area, and a small swimming pool. This part of the property offers a beautiful view of the sea, Mediterranean vegetation, and untouched nature. The sunset, the smell of the sea, and the sound of nature create an atmosphere that can rarely be experienced.

This property is particularly valuable due to its direct access to the sea, which is a real rarity on the market. This level of privacy and peace provides the feeling of your own Mediterranean oasis.

The plot is rich in mature olive trees, fig trees, immortelle, rosemary and other Mediterranean herbs that further emphasize the authentic Istrian character.

The property is in good ownership, without any encumbrances, which allows the future owner to make a safe and carefree purchase.

The house is categorized for tourist rental and achieves very good occupancy precisely because of its unique location. It is ideal for two people looking for complete privacy, peace and relaxation by the sea, away from the crowds, which is why guests are happy to come and return year after year.

This is a property that is not just an investment, but a lifestyle. Whether you are looking for your own oasis of peace or a property that will bring you a secure income from tourism, this opportunity in the area of the Municipality of Medulin appears extremely rarely.

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

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Summary

LOCATION	Pomer, Medulin	PROPERTY ID	3462
PRICE	467,000 €	TYPE	House
AREA	20 m²	GARDEN AREA	1,407 m²
YEAR BUILT	2023.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	1	BEDROOMS	1
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	3
POOL	Yes	VIEW AT	Greenery and the sea
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Aluminum
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent	ROOF	Channels, Flat roof
INTERNAL STAIRS	-	EXTERNAL STAIRS	No external stairs
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Extra features

- Access road
- Terrace
- Pantry
- Garden
- Swimming pool
- Sea View
- Yard

Infrastructure

- Electricity
- Water

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