



🏠 416 m<sup>2</sup> 📄 Pomer, Croatia 🏠 1 350 000 EUR / 32 791 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**  
PROJECT MANAGER

veronika.peckova@luxent.cz  
+420 771 255 255

Order number	<b>N6865</b>	Price	<b>1 350 000 EUR / 32 791 500 CZK</b>
Address	<b>Pomer, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>416 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>814 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Terrace	<b>Yes</b>	Cellar	<b>Yes</b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a unique modern villa in a renowned destination in Croatian Istria, in the resort of Pomer. The villa is located in the 2nd row by the sea and has beautiful views. The total usable area is 416 sqm on a plot of 814 sqm.

The ground floor has a bedroom with en-suite bathroom, living room connected to the dining room and kitchen and access to the outdoor terrace. There is also a utility room and a storage room as a background to the villa. On the 2nd floor there are three additional bedrooms, each with its own bathroom and access to a spacious terrace with sea views. The villa also has a roof terrace with seating and a possibility of a jacuzzi, from where there are magnificent views of the entire sea coast.

The entire project emphasizes technical workmanship and is built to a high standard. There are wooden floors in the bedrooms and Italian ceramics in all other rooms and outdoor areas. In the garden there is a heated swimming pool. The house has a garage for two cars and an additional parking space for two cars on the property.

This is a great location with full amenities. The beautiful village and seaside resort of Pomer is located about 4 km from Pula and is famous for its oyster and crawfish farming as well as beautiful beaches. The beautiful Kamenjak peninsula is only 2.5 kilometres southwest of the centre of Pomer.