



322 m<sup>2</sup> Pomer, Croatia 1 150 000 EUR / 27 876 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)

+420 771 255 255

Order number	<b>N6864</b>	Price	<b>1 150 000 EUR / 27 876 000 CZK</b>
Address	<b>Pomer, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>322 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>615 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<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 villa with garden on a plot of 615 sqm, located in Pomer, in Croatian Istria. The total usable area is 322 sqm.

On the ground floor of the villa there is a large 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 additional storage rooms. On the first floor there are three bedrooms, each of which has its own bathroom and access to the terrace overlooking the sea. The charming roof terrace offers a space to relax and spend time with friends and family, with beautiful views of the entire coastline and the possibility of placing a hot tub here. There is a heated swimming pool in the garden.

The construction is realized to a very high standard using the highest quality materials and technology. 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.