



## New house 250 sqm with pool for sale, Istria – Croatia

550.000 €

2.200 €/m<sup>2</sup>

A villa with a swimming pool in Pula ( Pomer) with sea view, only 800 m away from the sea and 500 m to the ACY marina. The house is located on the south side and has 250 sqm net residential area, and total land area is 813 sqm. The house consists of ground floor, 1st floor and has total 4 bedrooms and 4 bathrooms.

Ground floor 134 m<sup>2</sup> consists of: 4 bedrooms, bathroom, hallway, storage, terrace: 21.5 sqm, store area.

1st floor 83 m<sup>2</sup> consist of: kitchen, dining room, living room, hallway, storage, terrace: 37 sqm, WC.

Additional rooms: store, parking place: 3 covered.

Infrastructure: water connection, electrical connection, connected urban sewage, chimney, phone connection, property on the paved road.

Heating / cooling properties: air conditioning, elektrik underfloor heating, electric heating, solar hot water heating.

Interior equipment of the property: sanitary equipment, unfurnished.

External equipment of the property: pool (freshwater):36 sqm.

Floor coverings: ceramic tiles, parquet.

Joinery: PVC joinery.

Possibility of real estate exchange: without possibility of exchange.

Distances from real estate: School: 2500 m, Shop: 300 m, Park/playground: 390 m, Beach:0.8 km, Highways:7.5 km, Airport: Pula: 9.5 km, Venice: 280 km.

## Summary

Location	Medulin	Property ID	1412
Price	550.000 €	Type	house
Area	250 m <sup>2</sup>	Land area	-

Bedrooms	4	Bathrooms	5
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	-
Price/m²	2.200 €	Tax	-
Energy certificate	In progress	Subtype	detached, family house, villa

## Distances

Center	100 m
Sea	800 m
Near a bigger city	7 km
Pula airport	9.5 km
Rijeka airport	135 km
School	2.5 km
Store	300 m
Venezia airport	280 km
Transportation	100 m
Park	390 m
Trst airport	166 km

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