



Your mornings will no longer be the same!

770.000 €

4.753 €/m²

Anchor in a peaceful harbor and feel the privilege of enjoying your own oasis, first row to the sea, like a luxury resort created exactly to your liking, surrounded by peace and intimacy!

This home is as remarkable as the view it provides. Experience divine days with an unsurpassed view of the clear sea, the nearby Pomer marina, and beautiful nature. Fairytale sunrises will gently wake you up by peering out of the corner of panoramic windows that blend in with the seascape.

All this is offered by this unique home on two floors, of 162 m², built in a prime position, on the seashore that can truly be appreciated first hand.

Design your home to measure with your own finishing ideas and set it up the way your heart desires. If you want to leave the decoration to others, we are here for you. We can help you with the complete interior design according to your wishes, down to the last fork!

Located on 1,473 m² of private land, there is plenty of space for planning and fulfilling your wishes. Arrange the backyard for a top-notch barbecue party or as a relaxing part for an afternoon of lounging with the family. Set aside the rest for the children's corner and let the children have the freedom to play outdoors. Build an outdoor pool and enjoy the benefits of a relaxing holiday you deserve - every day is an ideal day to relax!

Large and spacious floor-to-ceiling windows and the corner glazing of the upstairs room flood the interiors with natural light and show a magical panoramic view of the surrounding nature and the blue sea. Life by the sea has never been so appealing as in this home, in this environment, and with this view. Sail into a peaceful haven that says 'come in and enjoy'.

This unique offer is the perfect opportunity for both end-users and investors. Investing in real estate is a great investment - you can easily rent this future villa during the season and use it out of season for your personal needs. The predictions of a reputable rental agency for this villa are that the annual rental income could be around 70,000 euros.

Send us an inquiry (info@maris.hr) or call us on +385 (0)98 1900 688 and we will be happy to organize a private tour or sightseeing for you via video call.

Summary

Location	Medulin	Property ID	2414
Price	770.000 €	Type	house
Area	162 m²	Land area	1.473 m²
Bedrooms	4	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	4.753 €	Tax	3%
Energy certificate	In progress	Subtype	family house, villa

Distances

Transportation	400 m
Center	350 m
Sea	5 m
Park	850 m
Pula airport	11.4 km
School	4.4 km
Store	400 m
Venezia airport	277 km
Near a bigger city	7.8 km

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