



## Modern Family Home with Heated Pool in Pomer

550.000 €

1.815 €/m<sup>2</sup>

Located in the serene coastal village of Pomer near Medulin, this contemporary family home offers comfort, privacy, and quality construction just 900 meters from the sea and marina. Built in 2021, the house spans 291 m<sup>2</sup> across two well-organized floors and sits on a generous 824 m<sup>2</sup> plot—perfect for both everyday living and vacation relaxation.

### Thoughtfully Designed for Comfort and Function

The property includes five spacious rooms, two full bathrooms, and a guest toilet. With a bright sunroom, balcony, and lush garden, the home invites natural light and outdoor living. Modern underfloor heating ensures comfort year-round, while the advanced air recuperation system provides continuous ventilation and energy efficiency throughout the entire house.

### Private Wellness and Outdoor Features

The beautifully landscaped yard features a heated swimming pool—ideal for extended seasonal use—and a relaxing jacuzzi. A secure garage offers convenient parking and storage. Additionally, the property benefits from its own private water source, reducing long-term utility costs.

### Excellent Accessibility & Location

Shops, restaurants, and public transport are all within walking distance (300–800 meters), while highway access just 200 meters away ensures easy connectivity. With the sea and marina a short stroll away, this location offers a balance of peaceful living and excellent amenities.

### Smart Investment Potential

Whether you're looking for a comfortable permanent residence, a second home, or a property with strong rental potential, this well-appointed house meets all the criteria. The desirable location, size, and features ensure long-term value and flexibility.

### Key Highlights:

291 m<sup>2</sup> house on a fully fenced 824 m<sup>2</sup> plot

5 rooms, 2 bathrooms, 1 guest toilet

Heated swimming pool and jacuzzi

Underfloor heating and full-house air recuperation

Sunroom, balcony, and private garden

Garage and private groundwater supply

900 m to the sea and marina

Shops, transport, and restaurants within walking distance

Only 200 m from highway access

A rare opportunity in one of southern Istria's most accessible seaside villages. Contact us today to arrange a private viewing.

## Summary

Location	Medulin	Property ID	2605
Price	550.000 €	Type	house
Area	303 m <sup>2</sup>	Land area	834 m <sup>2</sup>
Bedrooms	5	Bathrooms	2
Parking spaces	2	Parking spaces (garage)	1
Floor	ground floor	Orientation	West
Ownership type	Co-ownership	Owner	Private owner
Price/m <sup>2</sup>	1.815 €	Real estate transfer tax	3%
Energy certificate	A	Subtype	detached, family house, villa

## Distances

Sea	300 m
Restaurant	800 m
Pula	6 km
Store	400 m
Entrance to the highway	200 m
ACI Marina Pomer	900 m
Transportation	400 m
Sport facilities	900 m
Venezia airport	25 km
Town center	400 m

[View original listing](#)

