

# Land plot

## Medulin, Istria



<b>Ref</b>	RE-U-24412
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	400 m
<b>Plot size</b>	748 sqm
<b>Price</b>	€ 233 000

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Land plot in Medulin, 400m from the sea, close to all infrastructure!!

For sale is a building plot of 748 m<sup>2</sup> in an excellent location due to its proximity to all amenities and beaches within walking distance. Close to supermarkets, restaurants.

Potential to construct up to 3 residential units with a maximum height of 9.5 m. A peaceful and beautiful location ideal for building a family home, holiday residence, or a multi-unit building.

The distance to the sea is 370m, and to the renowned Medulin beach approximately 1 kilometer away.

Infrastructure - water, electricity, and sewage are nearby. Free of encumbrances!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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