

# Land plot

## Pomer, Medulin, Istria



<b>Ref</b>	RE-U-30568
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Pomer, Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Plot size</b>	742 sqm
<b>Price</b>	€ 320 000

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Land plot in Pomer, Medulin, 150m from the sea!

Attractive building plot located only 100-150 m from the sea with a beautiful view, with the possibility of building a detached building P+1 to 3 residential units.

We proudly present one of today's rare land opportunities in this location. Namely, we are talking about a highly valuable construction land located in the inevitable Pomer, and what distinguishes this land from all the others is the fact that it is only 100 m from the sea, and the view from the land is worth your attention.

It is a plot of land located in a construction zone with the possibility of building a detached building P+1 (ground floor + 1 floor) which can consist of a maximum of 3 residential units.

That is, in this location you have the opportunity to build a villa, a holiday home, a family home or a family home with up to 3 residential units.

The terrain is located in a slightly elevated position compared to the others, thus providing its owners with an eternal view of the sea.

Buildability on this land is 30%, which is more than enough to build the building of your dreams, with all the accompanying contents.

The land plot has access from an asphalted road, and all the necessary infrastructure such as electricity, water, telephone line and sewerage is close to the land.

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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Price per m<sup>2</sup>:  
431 €

Average price/m<sup>2</sup> of this type  
in this region:  
299 €

Median price/m<sup>2</sup> of this type  
in this region:  
193 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
270 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
183 €



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