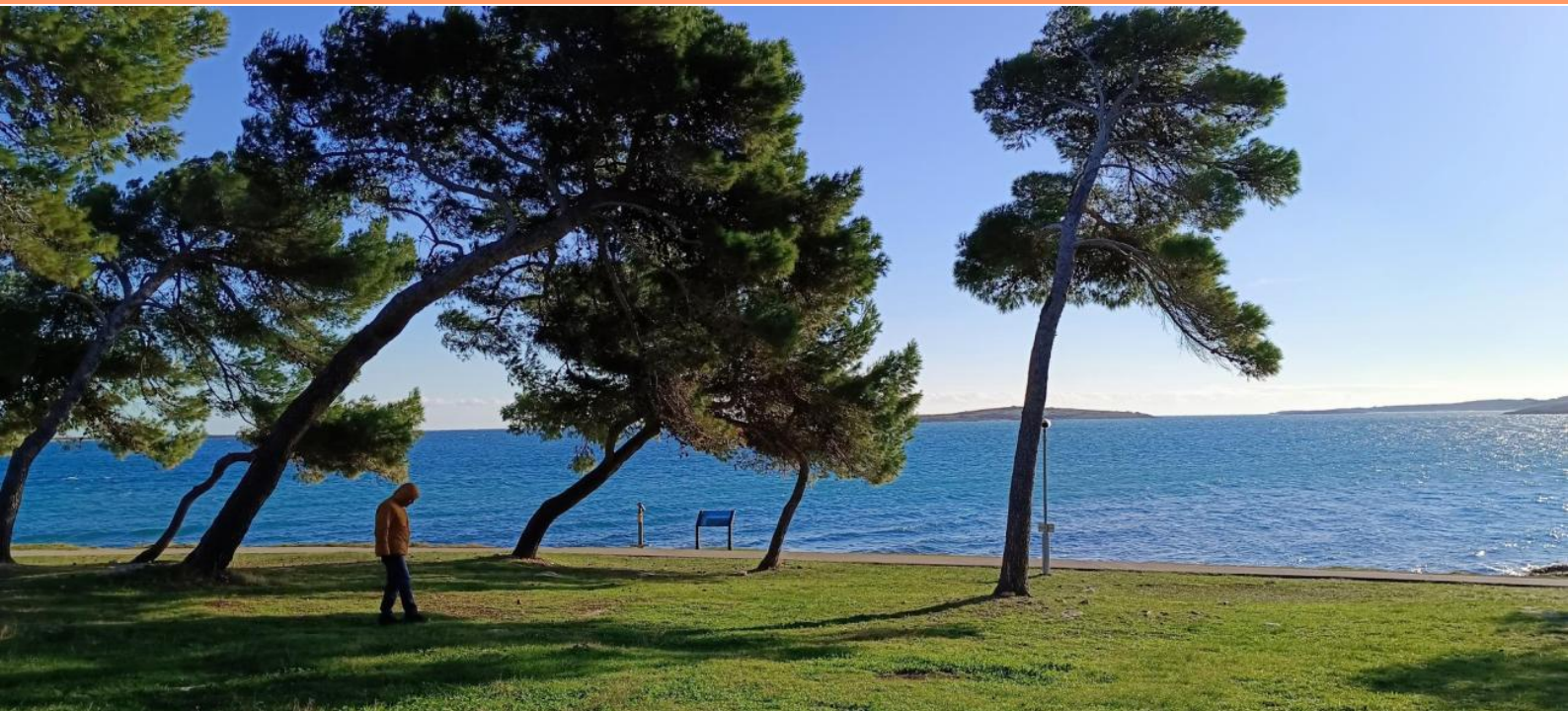


Land plot

Medulin, Istria



Ref	RE-U-45854
Type	Land plot
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	200 m
Plot size	1000 sqm
Price	€ 1 037 500

Land plot

Medulin, Istria



This attractive building plot in Medulin, located just 200 meters from the sea and well-maintained beaches, offers a prime opportunity for investment.

The land spans 1,000 m² and comes with an already approved main project for the construction of a modern residential building. This is a unique investment opportunity, as the project is fully prepared, allowing the future investor to start construction quickly.

The proposed project includes a residential building with three floors (P+2), featuring a total floor plan of 249.90 m², with each floor offering 223.81 m² of living space. The building is designed to be a spacious and luxurious residence on each floor, with a well-thought-out layout that maximizes both functionality and comfort.

Each floor is planned to include four spacious bedrooms, each with its own loggia, a large living room that allows plenty of natural light, a kitchen and dining area connected to an additional loggia, and four bathrooms to ensure privacy and comfort for all residents.

The project also includes twelve parking spaces for residents and guests, along with an elevator, increasing the property's value and overall appeal.

The location is one of the key factors that make this investment particularly valuable. Medulin is one of the most popular tourist destinations in southern Istria, known for its beautiful seaside promenades, stunning beaches, marina, excellent restaurants, and a wide variety of tourist activities. The proximity to the sea, the town center, restaurants, shops, and essential services makes this location ideal for luxurious residential living or a high-end tourist development.

This property represents a rare market opportunity - a premium plot in an exceptional location with a fully developed project, ready for execution. It is the perfect choice for investors looking to develop an exclusive residential or tourist project in one of the most sought-after areas of Medulin.

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.

Property advantages:

Lift
Urbanized
Modern

Land plot

Medulin, Istria



Price per m²:
1.038 €

Average price/m² of this type
in this region:
270 €

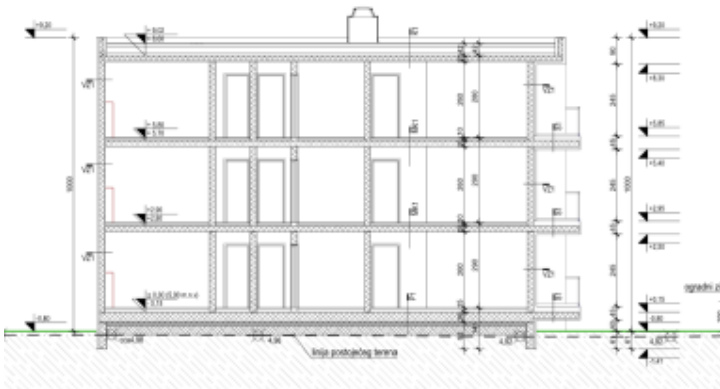
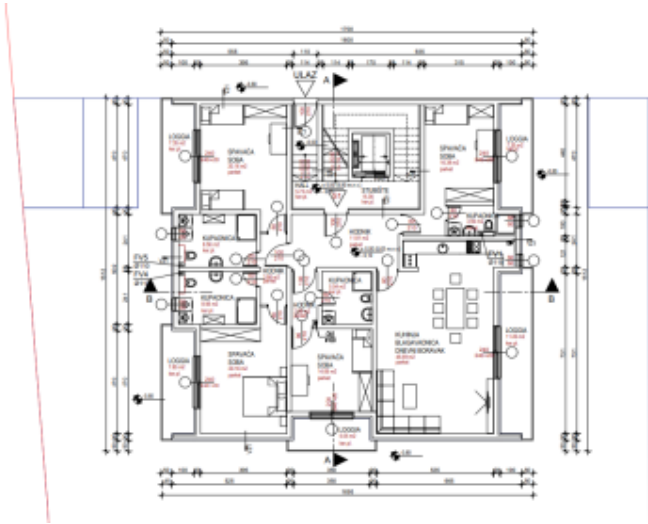
Median price/m² of this type
in this region:
193 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
187 €

Land plot

Medulin, Istria



Land plot

Medulin, Istria



Land plot

Medulin, Istria

