

# Land plot

## Medulin, Istria



<b>Ref</b>	RE-U-43118
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Plot size</b>	1166 sqm
<b>Price</b>	Price upon request

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MEDULIN – Building plot with a final permit for a modern luxury villa with elevator and swimming pool, first row to the sea!

Prime building land for sale in Medulin, Istria – first row to the sea. This rare property is located in one of the most exclusive coastal areas of southern Istria, offering direct proximity to the Adriatic Sea and beautiful natural surroundings.

In the very heart of Medulin, one of the most desirable and rare locations on the Istrian coast, this exceptional building plot is located directly in the first row to the sea. A rare opportunity on the market, the land covers 1,166 m<sup>2</sup> and comes with a valid, final building permit as well as paid utilities for the construction of a modern luxury family villa with a swimming pool, perfectly integrated into the Mediterranean environment and the crystal-blue Adriatic Sea.

The plot is rectangular in shape and situated in a quiet dead-end street with no traffic, ensuring complete privacy and peace. The sea is literally at the edge of the property, only about 2 meters away.

The approved project includes a modern villa with a total living area of 540.70 m<sup>2</sup> spread over three floors. The design focuses on comfort, luxury, functionality, and uninterrupted sea views from almost every room.

The ground floor features a large open-plan living space of 115 m<sup>2</sup>, including a living room, dining area, and kitchen with island. Large glass walls connect the interior with a 63.30 m<sup>2</sup> covered terrace and a 70 m<sup>2</sup> swimming pool, creating a seamless indoor-outdoor lifestyle. This level also includes a secondary kitchen (for staff or private chef use), utility room, guest toilet, outdoor bathroom, additional storage spaces, and practical service areas.

The first floor includes three bedrooms, each with its own bathroom. One bedroom also has a walk-in wardrobe and access to a spacious covered terrace of 61.66 m<sup>2</sup> with open sea views.

The second floor offers two additional luxury bedrooms, both with private bathrooms and walk-in wardrobes. The master suite includes a large bathroom with a separate walk-in shower and bathtub, separate toilet, and a spacious dressing area. On this level there is also a 56 m<sup>2</sup> wellness area with sauna, jacuzzi, additional kitchen and bathroom, and direct access to a 62.29 m<sup>2</sup> terrace with panoramic sea views.

An elevator connects all floors, ensuring maximum comfort and accessibility throughout the villa.

Technical and key details include a land area of 1,166 m<sup>2</sup>, villa size of 540.70 m<sup>2</sup> (ground floor + 2 floors), valid building permit until September 2028, and full infrastructure (water, electricity, sewage, telephone) located next to the plot. The development coefficient is 0.25, the utilization coefficient is 0.65, and the building height is 9.96 m. The villa is designed with a flat roof with a slope of up to 5%. Approximately 40% of the land is planned for landscaping. Four covered parking spaces are included in the project.

The property is owned 1/1 by a private owner, with no financial or legal encumbrances. The land has a gentle

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slope towards the sea and is sold with a fully approved and valid building permit, including full project documentation available during inspection.

The location combines privacy, nature, and luxury. Despite being in a quiet setting, it is only a few minutes from the centre of Medulin, its promenade, restaurants, shops, and marinas. This is a true first-row-to-the-sea location where mornings begin with the sound of the sea and pine trees, and evenings end with sunsets over the Adriatic horizon.

This is a rare and high-value investment opportunity in Istria, offering a ready-to-build project for a luxury villa in one of the most prestigious coastal positions in Croatia. Whether for private living or investment, this property represents a unique chance to create a landmark seaside residence in an exceptional location.

NOTE: Price is over 1,5 mio euro.

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:**

- Swimming pool
- Storage
- Spa
- Sauna
- Lift
- Building permit
- Modern

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Average price/m<sup>2</sup> of this type  
in this region:  
546 €

Median price/m<sup>2</sup> of this type  
in this region:  
285 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
185 €

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Parametri M1:180

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superficie piano terra: 189,73 m<sup>2</sup> + terrazzi  
superficie copripavimento totale: 314,70 m<sup>2</sup> + terrazzi

Rano tlo - M1/25



superficie 1° piano: 100,10 m<sup>2</sup> + terrazzi  
superficie copripavimento totale: 314,70 m<sup>2</sup> + terrazzi

1° piano - M1/25



superficie 2° piano: 174,70 m<sup>2</sup> + terrazzi  
superficie copripavimento totale: 314,70 m<sup>2</sup> + terrazzi

2° piano - M1/25



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