

# Land plot

## Medulin, Istria



<b>Ref</b>	RE-U-27355
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Medulin
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1500 m
<b>Plot size</b>	1295 sqm
<b>Price</b>	€ 250 000

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Land plot in Medulin, 1,5 km from the sea, with distant sea views!

It concerns building land with a total usable area of 1103m<sup>2</sup>, consisting of two plots (609m<sup>2</sup> + 494m<sup>2</sup>) with a third share in an access road of 192m<sup>2</sup>.

It is important to note that the land is of a regular shape and is flat with a gentle slope towards the sea. From the land, there is a possible sea view and a view of the Pomer Bay, visible from the second floor of the building. Additionally, it should be mentioned that all necessary infrastructure and preparations for connecting the future building are located next to the land. The current owners possess a conceptual project for the construction of two buildings, each with 3 residential units. However, the future owners are free to decide to build a villa, holiday home, or family house according to their wishes or needs.

New location information has been issued for both plots, confirming that the land is within the construction zone of the settlement as a developed and arranged part.

**ADDITIONAL INFORMATION:** Along with these two plots, it is possible to purchase a third plot of 644m<sup>2</sup>, which consists of 548m<sup>2</sup> of usable land for construction and a third share in a road of 96m<sup>2</sup>.

Similarly, this plot is of a regular shape, flat with a gentle slope towards the sea, from which a sea view is possible from the first floor of the building. This plot also has all the necessary infrastructure right next to the land and is located in a slightly elevated position compared to the first two plots mentioned in the text.

Moreover, the aforementioned conceptual project by the owners includes this plot as well, on which a third building is planned with 3 residential units, but the future owners also have the opportunity to choose the land use themselves.

New location information has also been issued for this plot, confirming that it is also located in the construction zone of the settlement as a developed and arranged part.

- The price for all three plots is €380,000.00

**LOCATION DESCRIPTION:** Medulin is one of the leading locations in Istrian tourism and is one of the twenty most famous bathing destinations on the Adriatic. The dynamic development of Medulin is based on the valorization of its natural foundation and the physiognomy of its gentle landscape. All visitors to Medulin can find their own piece of peace and quiet here, enriched by the landscapes of this Mediterranean landscape, while also being able to enjoy a very dynamic holiday with numerous activities.

The micro-location of the land is excellent, surrounded by family houses and high-end luxury villas, offering maximum peace and privacy. Given the proximity of all the necessary amenities for daily life, as well as the closeness to the town center, the well-known and unavoidable Medulin promenade, sandy beaches, shops, restaurants, pharmacies, and frequent bus lines, we are confident that you will see this location as a great opportunity for building a family home/luxury villa or as an investment opportunity with a secure return.

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Despite the proximity to the active and vibrant parts of Medulin, the location of the land offers future owners maximum peace and privacy, without noise and large crowds.

For any additional questions, necessary information, requests to visit the land, or to see the conceptual projects of the owners, please feel free to contact us!

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:**

Urbanized

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Price per m<sup>2</sup>:  
193 €

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

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

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