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ID 1568-1 320.000 €

Istria, Building plot 70 m from the sea for the construction of a luxury villa, Medulin, Pomer – Invest now!

Medulin, Pomer





Basic information

PRICE	320.000 €
AREA	511 m²
PRICE PER SQUARE	626 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Plot for construction of mixed-use property
LOCATION	Medulin, Pomer
REAL ESTATE ID	1568-1

Attractive Building Plot in Pomer – Only 70 m from the Sea!

A building plot is for sale in a prestigious location in Pomer, just 70 meters from the sea and only a few minutes' drive from the town of Medulin, one of the most popular tourist destinations during the summer season. Located in a peaceful setting, this plot is perfect for the construction of a luxury villa for rental purposes or a family home for permanent residence.

The size of the land allows for the construction of up to three residential units with a gross built-up area of up to 30% per floor (a total of 153 m² per floor), with the possibility of building a ground floor + first floor up to a height of 6 meters, as well as a basement. Additionally, the plot offers a stunning view of the sea and the ACI marina, further enhancing the attractiveness of the location. Infrastructure (electricity, water, sewage) is available nearby, ensuring quick and easy access to utility connections.

The proximity of amenities adds to the value of this property. Within just a few minutes, you'll find a supermarket, restaurant, campsite, and bus stop. A popular glamping camp is located just 700 meters away, offering a wide range of sea activities such as pedal boat, jet ski, and kayak rentals, as well as top-quality restaurants, providing a rich selection of entertainment and leisure options by the sea.

Another advantage of this location is its proximity to Cape Kamenjak Nature Park, which is only a 15-minute drive away. This destination is known for its untouched natural beauty, crystal-clear sea, and hidden coves, making it a perfect place for relaxation and nature exploration.

The land is properly registered and free of encumbrances, with secured access to the plot. The process of preparing project documentation can begin immediately, and construction can start within 6 to 12 months from project completion.

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This is an exceptional investment opportunity in a plot that combines all the key elements for a successful tourist or residential project in one of the most sought-after destinations in Istria!

#forsale #plot #buildingland #seaview #Medulin

More information

FEATURES	Close to the town centre, Close to the shop, Close to the beach, Quiet area, Sea views, Undisrupted sea views, Sea view panoramic, Panoramic view
INFRASTRUCTURE	Waterworks, Electricity, Active telephone line
PERMITS	Owner's certificate
ACCESS	Car,Truck.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 m
DISTANCE FROM SEA	70 m
DISTANCE FROM BEACH	300 m
DISTANCE FROM CENTER	300 m

View listing