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ID 1704-1 295.000 €

Istria, Building Plot for Villa or Holiday Home Construction | Medulin, Pomer

Medulin, Pomer



Basic information

PRICE	295.000 €
AREA	520 m²
PRICE PER SQUARE	567 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Plot for construction
LOCATION	Medulin, Pomer
REAL ESTATE ID	1704-1

Building Plot Near the Sea | Pomer, Medulin

An attractive building plot is for sale, located near the sea in an exclusive part of Pomer, close to Medulin – one of the most sought-after summer destinations in Istria. This location is ideal for building a luxury villa with sea views or a family home offering a peaceful lifestyle close to all amenities.

The land is situated in a quiet and well-maintained area, with a total surface that allows for the construction of up to three residential units, with a maximum buildability of 30% per floor (up to 153 m² per floor). Construction of a ground floor + first floor up to a height of 6 meters is permitted, along with a basement. The plot offers a stunning view of the sea and the ACI marina – perfect for those looking to enjoy the Mediterranean way of life.

Infrastructure (electricity, water, sewage) is available nearby, ensuring quick and easy preparation for construction. Access to the plot is secured, and the land is clean and free of encumbrances.

In the immediate vicinity, you'll find a supermarket, restaurants, a campsite, and a bus stop, while the popular glamping resort with a rich selection of sea activities (pedal boat, jet-ski, and kayak rentals), as well as top-quality restaurants, is just 700 meters away.

Only a 15-minute drive away is the protected Kamenjak Nature Park, known for its untouched coves and crystal-clear sea – a paradise for nature lovers and outdoor enthusiasts.

Project documentation can be initiated immediately, and construction can begin within 6 to 10 months.

An excellent investment opportunity in one of the most desirable areas of Istria – whether you're planning a tourist project or your own property for vacation or permanent living!

More information

FEATURES	Close to the town centre, Close to the shop, Close to the beach, Quiet area, Sea views, Panoramic view
INFRASTRUCTURE	Waterworks, Sewage, Electricity

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PERMITS	Owner's certificate
ORIENTATION	South, Southwest, East, Southeast, West
ACCESS	Car,Truck.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	2 m
DISTANCE FROM SEA	100 m
DISTANCE FROM BEACH	700 m
DISTANCE FROM CENTER	250 m

View listing