




## BUILDING LAND WITH STUNNING SEA VIEWS

 Pomer, Medulin

 **629,000 €**  
412 €/m<sup>2</sup>



Medulin is one of the most desirable places for living and investing in the south of Istria. Known for its beautiful beaches, clear sea and rich tourist offer, Medulin has been attracting domestic and foreign buyers looking for a secure investment and high quality of life for years. The proximity of Pula and the international airport further increases the value of real estate in this area.

We present an extremely attractive building plot of 1,526 m<sup>2</sup>, located on an elevated location at the very end of a quiet street. Thanks to the natural slope of the terrain towards the sea and the fact that all the houses in front of the plot are lower and already built, the future owner is assured of an open and most likely permanent view of the sea. The plot was properly



maintained, cleared of vegetation two years ago and ready for the realization of a private or investment project.

#### Key features of the property:

- Building land area 1,526 m<sup>2</sup>
- Panoramic sea view
- Quiet location at the end of the street
- Access road to the plot
- Well on the plot
- City water connection
- Septic tank
- Concrete terrace
- Walled outbuilding with toilet and storage
- Cleaned and neatly maintained plot
- Investment potential:
- Possibility of building a luxury villa with a swimming pool
- Suitable for the construction of multiple residential units
- Excellent potential for faster return on investment
- Location with continuous growth in value, ideal for a tourist project

This property represents a rare opportunity on the market because it combines the most important things - an extraordinary location, open sea view, existing infrastructure and great investment potential. Whether you are looking for land for the construction of a family villa or a project for tourist purposes, this plot offers exceptional value and investment security.

FOR MORE INFORMATION AND TO ARRANGE A VIEWING, Feel Free to CONTACT ME:

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## Summary

LOCATION	Pomer, Medulin	PROPERTY ID	2571
PRICE	629,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	1,526 M <sup>2</sup>
ORIENTATION	SOUTHWEST	VIEW AT	SEA AND GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	YES
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-



## Extra features

- Access road
- Sea View

## Infrastructure

- Water

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