ID: 3392

BUILDING LAND IN A QUIET LOCATION WITH A SEA VIEW

Medulin

363,500 €
783 €/m²







Medulin is one of the most sought-after locations in southern Istria, renowned for its beautiful coastline, well-maintained beaches, diverse tourist amenities, and a pleasant, year-round lifestyle. The combination of natural beauty, proximity to the sea, and access to all essential daily services makes this an ideal location for family living, a vacation home, or a tourism-related investment. Thanks to its attractive setting, Medulin has long drawn both domestic and international buyers looking for a coastal property with added value.

Located in Medulin—one of Istria's most desirable destinations—is a 464 m² building plot that offers an excellent opportunity to construct a family home just 200 meters from the sea.

An architectural project has already been prepared by a licensed architect for a modern family residence. The design features a structure with a ground floor plus two upper levels (P+2) and a total gross floor area of 237.59 m². The plot sits on a gentle slope, ensuring an open view for the future building. It is regularly shaped and enclosed on three sides by a high-quality masonry boundary wall, providing extra privacy for future owners while reducing landscaping costs. Access to the plot is provided from the western side via a well-maintained, accessible road surfaced with crushed asphalt. The project also includes three parking spaces directly in front of the property. Utility infrastructure is available at the edge of the plot. The property comes with a valid building permit. The entrance to the house is located on the ground floor, via a covered terrace on the western side. The ground floor comprises a hallway with a cloakroom, a storage room with an external entrance, a toilet, a laundry room, an open-plan kitchen, dining, and living area, a covered terrace, and a covered entrance. The first floor features a hallway with a staircase, three bedrooms—each with an en-suite bathroom—as well as both covered and uncovered terraces. The second floor houses a staircase area with a fitness space, along with covered and uncovered terraces.

The project design includes a ground floor of 89.76 m², a first floor of 104.50 m², and a second floor of 43.33 m². Special attention has been given to outdoor spaces; the planned property features covered and uncovered terraces totaling over 130 m², maximizing the potential of the plot's attractive location and its open views of the surrounding greenery and the sea. Complete project documentation is available to the buyer, which significantly shortens the time required to begin the investment and adds further value to the property. GROUND FLOOR: 1. hallway + wardrobes 3.78 m² 1.00 3.78 m² 2. storage 3.04 m² 1.00 3.04 m² 3. WC 2.87 m² 1.00 2.87 m² 4. laundry room 2.44 m² 1.00 2.44 m² 5. living room + kitchen + dining area 59.49 m² 1.00 59.49 m² 6. Covered terrace 29.63 m² 0.50 14.82 m² 7. Covered entrance 18.70 m² 0.50 9.35 m² Total ground floor: 95.79 m² 1ST FLOOR 8. Hallway + staircase 13.23 m² 1.00 13.23 m² 9. Bedroom 20.10 m² 1.00 20.10 m² 10. Bathroom 4.93 m² 1.00 4.93 m² 11. Bedroom 16.42 m² 1.00 16.42 m² 12. Bathroom 4.92 m² 1.00 4.92 m² 13. Bedroom 16.04 m² 1.00 16.04 m² 14. Bathroom 5.28 m² 1.00 5.28 m² 15. Covered terrace 11.95 m² 0.50 11.95 m² 16. Uncovered terrace 18.77 m² 0.25 18.77 m² Total 1ST FLOOR: 91.59 m² 2ND FLOOR 17. Staircase + fitness area 33.19 m² 1.00 33.19 m² 18. covered terrace 18.23 m² × 0.50 = 9.12 m²; uncovered terrace 52.51 m² × 0.25 = 13.13 m². Total 1st FLOOR: 55.43 m²

This property represents an ideal opportunity for a peaceful, high-quality life by the sea, as well as an excellent investment for tourist rentals. With its unique location, sea view, and distance from the summer crowds—while remaining in the immediate vicinity of the attractive town of Medulin—this property is a rare opportunity not to be missed; it is truly a worthwhile purchase and investment. Its location makes every day feel like a vacation, as the view and the tranquility surrounding the property are simply wonderful.

Property with a partial sea view.

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FOR ANY FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE FEEL FREE TO CONTACT ME:

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Summary

LOCATION	Medulin	PROPERTY ID	3392
PRICE	363,500 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	464 M²
ORIENTATION	SOUTHWEST	VIEW AT	GREENERY AND THE SEA
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-

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Extra features

- Access road
- Sea View

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