ID: 3392

BUILDING LAND IN A QUIET LOCATION WITH A SEA VIEW

Medulin

363,500 €
783 €/m^2







Medulin is one of the most sought-after places in southern Istria, known for its beautiful coast, well-maintained beaches, rich tourist offer and pleasant lifestyle throughout the year. The combination of natural beauty, proximity to the sea and all the amenities needed for everyday life makes this location ideal for both family life and for vacation or tourist investment. Precisely because of its attractive position, Medulin has been attracting domestic and foreign buyers looking for a property by the sea with added value for years.

In one of the most sought-after Istrian destinations, Medulin, there is a building plot of 464 m², which represents an excellent opportunity to build a family house just 200 meters from the sea.

A preliminary design was prepared for the property in question by a licensed architect for the construction of a modern family residential building with 2 floors, with a total gross developed area of 237.59 m². The plot is located on a gentle slope, which provides the future building with an open view. The plot is of regular shape and is surrounded on three sides by a high-quality masonry wall, which provides future owners with additional privacy and reduces landscaping costs. Access to the plot is secured from the west side, the road is neat and passable and paved with crushed asphalt, and the project also provides for 3 parking spaces in front of the property. Infrastructure is on the edge of the plot

The entrance to the house is on the ground floor level via a covered terrace on the west side. On the ground floor level there is a hallway with a wardrobe, a storage room that has an entrance from the outside, a toilet, a laundry room, a common area of the kitchen, dining room and living room, a covered terrace and a covered entrance. On the 1st floor there is a hallway with a staircase, three bedrooms each with their own bathroom, a covered and uncovered terrace. On the 2nd floor there is a staircase area with a fitness room and a covered and uncovered terrace.

The project envisages 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 paid to the outdoor areas, so the future building has covered and uncovered terraces with a total area of more than 130 m², which makes maximum use of the attractive position of the plot and the open view of the greenery and the sea. The buyer has ready-made project documentation at his disposal, which significantly shortens the time required to start the investment and represents an additional value of the aforementioned property.

GROUND FLOOR: 1. hallway + wardrobe 3.78 m2 1.00 3.78 m2 2. storage room 3.04 m2 1.00 3.04 m2 3. toilet 2.87 m2 1.00 2.87 m2 4. laundry room 2.44 m2 1.00 2.44 m2 5. living room + kitchen + dining room 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 1.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 1.0016.04 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 33.19 m2 1.00 33.19 m2 18. covered terrace 18.23 m2 0.50 9.12 m2 19. uncovered terrace 52.51 m2 0.25 13.13 m2 Total 1st FLOOR: 55.43 m2

The mentioned property represents an ideal opportunity for a peaceful and quality life by the sea, but also an excellent investment for tourist rental. Unique location, sea view, distance

from summer crowds and yet in the immediate vicinity of attractive Medulin, the mentioned property is a rare opportunity that should not be missed and is certainly worth buying and investing in. A position that will make you feel like you are on vacation every day because the view and peace that surround the property are truly wonderful.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Assistant in mediation

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	-

ID: 3392

Extra features

- Access road
- Sea View

View original listing