



## In Pomer, Medulin is a building land with valid building permit

162.500 €

222 €/m<sup>2</sup>

Building plot with a sea view for sale in Pomer, Medulin. The total land area is 731 sqm and it is of a regular shape. Land is a residential property ideal for building a family villa. Distance from the sea is 600 m.

SEA VIEW: from the ground floor.

ORIENTATION: Southeast.

LAND DIMENSIONS: The land is approx. 40 m long and 19 wide.

CONSTRUCTION POSSIBILITIES: detached family house, floor plan construction is 30% with the possibility of 3 living units. Possibility of construction Po + P + 1 \*, maximum height 7 m.

LAND DIVISION: not possible.

ADDITIONAL LAND PURCHASE: not possible.

BUILDING PERMIT: All contributions paid and the building permit issued for a 4-bed villa with a net surface area of 168 sqm (gross area of 254 sqm) with a swimming pool of 32 sqm (attached floor plans)

DOCUMENTATION: a copy of the cadastral plan and the certificate of land use, the property is without a mortgage.

INFRASTRUCTURE: water and electricity connection on the ground, city sewerage.

ROAD DISTANCE TO REAL ESTATE: center 200 m, beach 900 m, grocery shop 300 m, catering facility 200 m, airport Pula 11 km.

REAL ESTATE TRANSFER TAX: The customer pays 3% of the agreed purchase price within 30 days of signing the contract.

\*With mediation services in buying and selling real estate and provision of legal advice, our agency is engaged in the construction of real estate for sale. This includes organizing and conducting all necessary actions, from collecting the necessary permits for construction to handing over the keys to our clients. The organization of the construction process involves the selection and purchase of land for construction, obtaining all necessary permits and supervision of the construction.

## Summary

Location	Medulin	Property ID	2126
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Price	162.500 €	Type	land
Area	-	Land area	731 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southeast
Ownership type	Ownership 1/1	Owner	Company
Price/m²	222 €	Tax	-
Energy certificate	-	Subtype	building land

## Distances

Sea	600 m
Near a bigger city	7 km
School	4 km
Store	300 m
Center	200 m
Pula airport	11 km
Transportation	400 m

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