


# Pomer - building plot in an idyllic fishing village

115.000 €
225 €/m$^2$

## Pomer – a place for true relaxation

Once a shellfish farm, and today a tourist destination with a well-known marina, Pomer is an idyllic town that has retained its charm and authenticity. Located in the Bay of Medulin, between Pula and Medulin, this village of about five hundred inhabitants is ideal for a quiet coastal life, created for easy walks or sailing by boat. Recreationists will be delighted by the proximity of the Kamenjak Nature Park, and gourmets will be happy when we mention that Šćuza is located in Pomer - a truly special restaurant by the sea that offers authentic, fresh and above all delicious fish specialties. And right here, in this Istrian idyll, is a building plot where you can realize your dream under the bright sun!

## Family paradise

All parents know how important it is to have plenty of attractions and activities for children, especially during the annual vacation. That's why Pomer is home to the famous Geromella Windsurfing & Sport Center and a wakeboard park for those who love adrenaline-filled activities. Did we mention the huge diving boards and trampolines on the idyllic Šćuza beach? So, parents can leave their children to enjoy themselves and sit comfortably on the pebble beach or in the Beach Bar Playa. Can you imagine yourself in that world or do you want to provide it to your guests? Here is a great opportunity for you!

## Building land for big dreams

With its 506 m2 of space and a maximum building capacity of 152 m2 in floor plan, this building plot opens up the possibility of building a compact family house with a ground floor, first floor and attic. Build a house for yourself or for rent to guests and be sure that it will become a favorite destination for everyone who wants real family peace and harmony. But not sure where to start? And that's where you can turn to us - we've already helped previous clients with support in choosing reliable architects and builders to make the whole process go as smoothly as possible. Whenever you need it and whatever you need - we are here for you!

## Features of the property:

- All necessary infrastructure is located next to the property: water, electricity, telephone.
- There is also a water source on the land - the possibility of a borehole for a well.
- The immediate vicinity of the popular marina and beach.
- Maximum buildability 30%, i.e. 152 m2 floor plan.
- The possibility of building a ground floor, first floor and attic up to 8 meters high.
- Proximity to the Istrian Epsilon road (1km)
- Proximity to major tourist centers such as Medulin and Pula.
- Close to numerous tourist facilities and attractions, a popular destination for families or couples.

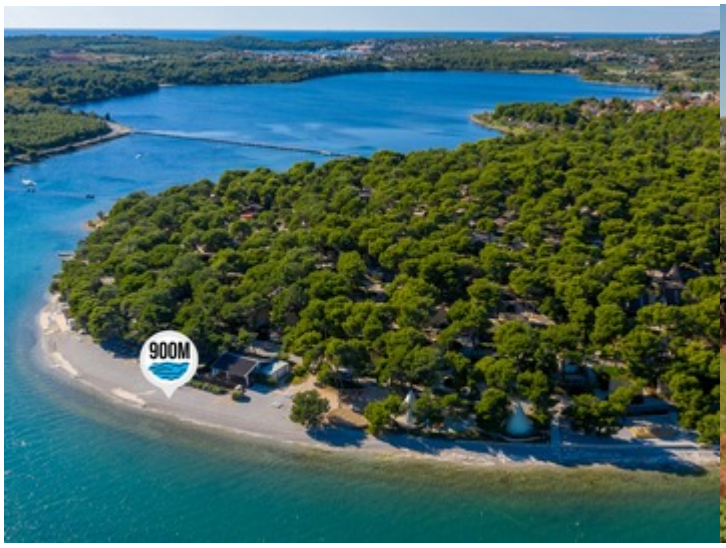
## Summary

| | | | |
|---|---|---|---|
| Location | Medulin | Property ID | 2534 |
| Price | 115.000 € | Type | land |
| Area | - | Land area | 510 m² |
| Bedrooms | - | Bathrooms | - |
| Parking spaces | - | Parking spaces (garage) | - |
| Floor | - | Orientation | South |
| Ownership type | Ownership 1/1 | Owner | Private owner |
| Price/m² | 225 € | Real estate transfer tax | 3% |
| Energy certificate | - | Subtype | building land |

## Distances

| | |
|---|---|
| Sea | 900 m |
| Restaurant | 450 m |
| Store | 650 m |
| Transportation | 250 m |
| Medulin | 4.3 km |
| Pula | 6.8 km |
| Fažana | 16.3 km |
| Vienna | 588 km |
| Pula airport | 11.4 km |
| Venezia airport | 276 km |
| "Kamenjak" Nature Park | 7 m |

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900M





