

Medulin Biškupija – building land 545 m², 700 m from the sea

180.000 €
330 €/m²

In a quiet cul-de-sac in Medulin, just 700 metres from the sea and 10 minutes by bicycle to the promenade, there is a fenced building plot of 545 m² with complete infrastructure already connected directly on the plot. The spatial plan allows the construction of a single-storey house or a two-storey house with a basement, up to two residential units.

Biškupija is one of the quiet residential parts of Medulin. Not touristy, not busy, but the real kind of neighbourhood where people know each other's cars. A cul-de-sac means there is no through traffic. Children can play outside. A dog can lie in front of the house. That exact quietness is what buyers most often look for when considering the purchase of building land in Medulin, and it is rarely found this close to the sea.

The plot is fenced on all sides and ready to welcome you. Infrastructure, electricity, water, sewage and asphalt road access, is physically connected on the plot itself. No waiting, no arranging connections, no unpleasant surprises after purchase. Cherry, pear and apricot trees already grow on the land, a small sign that the soil is healthy and well positioned. The southwest orientation means sun from morning until sunset, ideal for terraces, living areas and gardens that truly come to life.

What can be built

- Single-storey house or two-storey house with basement, up to two residential units
- Family home for year-round living or a house with a separate apartment for rental
- Modern single-storey house with a flat roof and a large southwest-facing terrace

The location in practice

- 700 m to the sea, approximately 9 minutes on foot
- 10 minutes by bicycle to the well-known Medulin seafront and promenade
- The centre of Medulin, with shops, cafés and pharmacies, is very close by
- Medulin is known for its beaches with sandy and pebble seabeds, Bijeca, the town beach, Premantura

Building permit, without stress

For those buying building land in Istria, obtaining a permit often sounds like a big step. Here, we can help. We work with experienced architects who know the local regulations and spatial plans. The good news: the Municipality of Medulin is among the faster ones in Istria, and the average time from agreement with the architect to a final and valid building permit is 4 to 6 months. Read everything about the steps, documentation and costs on our blog: Building permit: How to obtain one, what to look out for and when you don't need one

Who this is ideal for

For a family that wants to build its own home in a peaceful Istrian setting, close to the sea but away from tourist crowds. For an international buyer looking for a real estate investment in Istria, to use for holidays or year-round living. For someone who wants to build on their own land: no compromises, no renovations, no one else's decisions built into the walls.

Summary

Location	Medulin	Property ID	2614
Price	180.000 €	Type	land
Area	-	Land area	545 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	330 €	Real estate transfer tax	-
Energy certificate	-	Subtype	building land

Distances

Sea	700 m
Center	1000 m
Park	400 m
School	550 m
Gym	400 m
Restaurant	800 m
Market	10 km
Transportation	300 m
Store	350 m
Sport facilities	3.2 km
Marina Medulin	2.4 km
Dog beach	3.2 km
"Kamenjak" Nature Park	13.8 km

Pula	10 km
Pula airport	12.6 km
Venezia airport	276 km

View original listing


700 M
545 M2
700 M
545 M2
CCA 34M
CCA 15M
CCA 34M
CCA 15M