

## ISTRA, MEDULIN - Atraktivno građevinsko zemljište blizu mora 1088 m2, Medulin, Land



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, MEDULIN - Atraktivno građevinsko zemljište blizu mora 1088 m2
Property for:	Sale
Land type:	Building lot
Property area:	1088 m <sup>2</sup>
Price:	285,000.00 €
Updated:	Nov 05, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Medulin
City area:	Medulin
ZIP code:	52203



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>An attractive building plot near the sea of 1088 m2 in Medulin is for sale. The land has a regular shape, is flat and cleared and suitable for construction. It is attached to the road. Electricity and water not far from the land. Suitable for the construction of a family house, a holiday home and a villa with a swimming pool, and the construction of a maximum of 3 residential units is possible. 1088 m2 gross area - 1027 m2 land + 61 m2 road. - family construction method (O), - according to the construction method, family residential buildings (maximum 3 residential units) can be built in the planned areas of the family construction method (O). Residential buildings within the scope of the UPU Medulin can have a maximum of 3 above-ground floors, and a maximum of 2 underground floors, - the highest permitted height of a building for residential purposes within the scope of the UPU Medulin is 10.0m. - min. width of the building plot on the construction line for detached buildings – 15m, min. surface area 400m2 max. 2,000m2, the built-up coefficient (kig) can be: detached buildings: for building plots with an area of 400 - 800m2: 0.30, but not less than 0.10, - the buildable part of the building plot for the construction of a detached building is determined so that on one sides determined by the building direction, and on the other sides away from the border of the building plot min. 3.0m for buildings with two, or min. 4.0m for buildings with three floors above ground, - the construction of auxiliary buildings</p>
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is allowed. Auxiliary buildings can have a maximum of 1 above-ground floor without the possibility of an underground floor, with a maximum total height of 4.0m. Close to all facilities for year-round living in Medulin, only 800 m from the beautiful beaches of the southern coast of Istria. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34703

### Additional contact info

Reference Number: 680055  
Agency ref id: 34703  
Contact phone: +385 97 757 1657