



## ISTRIA, POMER - Building land of 2052m<sup>2</sup> near the beaches and the center, perfect for a Villa, Holiday homes, family houses, Apartment buildings



### Information de l'agent

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 198,623.2

### Location

Pays:	Croatie
État/Région/Province:	Istria
Ville:	Medulin
Soumis:	05/07/2025

Description:

Location: Istarska županija, Medulin, Pomer.

POMER – Building land ideal for a villa, holiday home or multiple residential units, in a prime location by the sea and amenities

Just a few minutes from the hustle and bustle of the city, but secluded enough to provide peace, quiet and privacy – this attractive building land in Pomer is located, with a total area of 2052m<sup>2</sup>. It is a location that offers an exceptional balance between nature and amenities, between privacy and connectivity, between peace and an active lifestyle. **LAND DESCRIPTION:** The land is of regular shape, with a flat terrain configuration, which makes it extremely suitable for various types of construction. Whether you are planning to build a luxury villa with a swimming pool, a holiday home, or even multiple residential units (e.g. two buildings with two apartments each) – this land provides all the necessary prerequisites for the implementation of various architectural solutions. A special advantage is the fact that all utility infrastructure (electricity, water, telephony) is located right next to the land, while the sewage connection is only about 15 meters away. **LOCATION, SURROUNDINGS AND ADDITIONAL INFORMATION:**

- \* Beaches and the sea? Just 800 meters from the land there are arranged beaches with additional amenities for the whole family.
- \* Amenities? Shops, restaurants, cafes, school, boat marina - everything is within easy reach.
- \* Transport connections? The city of Pula, Medulin, Banjole and Premantura are



just a few minutes' drive away. The entrance to the Istrian Y (motorway) is 6 minutes away, and Pula Airport is only 8 minutes' drive away. \* The land is regular in shape, 18m wide, there is the possibility of building various types of buildings, the usability is 30%, it has an access road, clear ownership, no encumbrances. Pomer has been known for many years as one of the most desirable places for building private villas and tourist facilities thanks to its proximity to the sea, natural surroundings and excellent transport connections. WHO IS THIS PROPERTY FOR? For investors looking for land with potential, for families who want to build their dream house by the sea, for those planning a tourist project, or for anyone who recognizes the value of a quality location near the sea and all amenities. You're not just buying square footage here – you're buying space to create value. For any additional information, documentation or agreement about the tour, please feel free to contact us.

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## Commun

Pied carré fini: 2052 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/IOUL-T21892/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T21892/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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