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Code :	14860
Location :	Medulin
Lot size :	2317 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 495.000 €

For sale is an attractive construction land designated for tourism (T2) with a total area of 2317 m², located in one of the most sought-after locations in southern Istria. The plot is just 300 meters from a well-maintained beach and the entrance to the Kamenjak Nature Park. An asphalt road leads to the land, and complete infrastructure is available right next to the plot.

A special value of this property is the fact that it is in the last building row towards the sea, ensuring an unobstructed view of the sea and untouched nature. According to the valid urban planning document, the land is surrounded by roads on all sides, allowing for maximum accessibility and easy planning of future projects. The plot forms a unique functional whole and has unobstructed access to all necessary infrastructure and traffic solutions.

Construction of multiple independent buildings with accommodation units and additional facilities such as a reception, restaurant, wellness center, and other tourist amenities connected into one functional unit is permitted on the land.

Additional construction possibilities include:
- An open pool up to 100 m², which is not included in the built coefficient
- Up to three above-ground floors and one or more underground floors
- A maximum building height of up to 10 meters
- Auxiliary facilities up to 36 m² in area and up to 4 meters in height

The location represents an exceptional investment potential for the development of:
- Luxury villas and holiday homes
- Boutique hotels with spa and catering facilities
- Apartment complexes
- Family tourism projects with year-round operations

The proximity to the sea, crystal-clear water, untouched nature, and the Kamenjak Nature Park make this property a rare opportunity on the market and an excellent investment in a prime location.