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Code :	11879
Location :	Pula
Lot size :	33885 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 4.405.050 €

For sale is one of the largest and most significant remaining economic units in Pula, a construction land designated for business-industrial purposes (I2) with a total area of 33,885 m², located in a highly favorable and strategically positioned location.

This is a large-format plot that allows for the construction of buildings with maximum floor utilization, making it extremely attractive for large systems and serious investors.

The land is located just 50 meters from an asphalted road, and there are two geodetically recorded access points, sized for the unobstructed entry and exit of heavy freight vehicles and trucks, thereby elevating logistical functionality to the highest level.

The location is further enhanced by a recently completed capital project of agglomeration, which has established a completely new communal infrastructure (water supply and drainage) and renewed traffic surfaces. This means the land is fully infrastructurally ready for immediate development.

The entire area of the plot is flat, tidy, and cleared, free of trees and low vegetation, regularly maintained and mowed, allowing for immediate entry into the investment without additional preparatory costs.

According to the valid spatial planning regulations of the City of Pula, the land is located in the I2 zone – business/industrial purpose, within an organized, undeveloped part of the construction area. Due to its dimensions and location, the site is exceptionally suitable for the development of:

- regional logistics and distribution centers and warehouses
- large shopping and retail parks
- production and high-tech halls as well as large-capacity service centers

For more information and to schedule a viewing, please