

ISTRIA ADRIA

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Code :	13930
Location :	Pula
Lot size :	10010 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price :	1.201.200 €
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For sale is a construction plot for business-industrial purposes (I2) in an exceptional location in Pula, with a total area of 10,010 m², ready for the immediate realization of demanding business and industrial projects.

The land has access resolved from two sides, with registered traffic routes wide enough for the unhindered movement of heavy freight vehicles and machinery. This traffic solution allows for optimal organization of logistics and handling areas.

Adjacent to the parcel, there is newly built communal infrastructure (water supply and drainage network, paved roads), which significantly reduces connection costs and accelerates the start of construction.

The plot is completely flat and cleared, regularly maintained, without vegetation or obstacles, allowing for immediate access to the construction site without additional earthworks.

According to spatial planning documentation, the land is located in the I2 zone – business/industrial purpose, in an organized, undeveloped part of the construction area. The location is exceptionally suitable for the development of:

- logistics and storage capacities
- production and service facilities
- larger business and commercial complexes

Additional information:

Easements for a power line and main water supply are recorded on the parcel, with precisely defined protective corridors that do not diminish the usability of the space. These circumstances have already been taken into account in the pricing.

The surroundings consist of parcels owned by the immediate family, ensuring long-term stability of the location and simpler resolution of administrative procedures.

For more information and to schedule a viewing, please