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|                            |               |
|----------------------------|---------------|
| <b>Code :</b>              | 14794         |
| <b>Location :</b>          | Pula          |
| <b>Lot size :</b>          | 493 m2        |
| <b>Garden size :</b>       | 0.00 m2       |
| <b>Energy efficiency :</b> | Not specified |

|                |                  |
|----------------|------------------|
| <b>Price :</b> | <b>205.000 €</b> |
|----------------|------------------|

Štinjan, a building plot of 493 m<sup>2</sup> is for sale, ideal for the construction of a family home, a modern holiday villa, or a smaller residential building.

The plot has a regular rectangular shape and is located within the urban planning zone, in a developed part of the construction area, which allows the future owner for a quick and easier project realization. Access to the land is directly from the main asphalt road, via a 6-meter wide access road.

According to the construction conditions, high-rise buildings are permitted with a maximum of three floors and a height of up to 10.5 meters, with a built coefficient of 0.5, providing excellent potential for a quality residential or investment project. Infrastructure is in close proximity, while the water connection is located on the plot and is registered in the owner's name.

The location offers a perfect balance of privacy and accessibility – a peaceful environment ideal for living, while the center of Pula is just a few minutes' drive away. Nearby are all the necessary amenities for daily life, as well as beautiful beaches and nature characteristic of this part of Istria.

An excellent investment opportunity in one of the increasingly sought-after locations around Pula.

For more information, please