

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

Code :	14843
Location :	Pula
Building size :	150 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price :	260.000 €
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In the city center, on a plot of 150 m², there is a property with fully organized documentation and great potential for reconstruction or new construction.

All utilities are active — electricity, water, and sewage. The property is currently completely vacant, all furniture and belongings have been removed, and it is ready for adaptation, reconstruction, or demolition for the purpose of building a new structure.

Very favorable construction conditions:

- KIG 60%
- Maximum height 15 m
- Possibility of building up to 5 floors
- Semi-embedded or embedded buildings

Location information is available for review.

The property is legal (Certificate before 1968), and ownership is clear 1/1.

For additional information, please

Note:

Viewing of the property is possible only with a signed Brokerage Agreement based on the General Terms of Business.