

ISTRIA ADRIA

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Code :	16081
Location :	Pula
Lot size :	3353 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price :	849.000 €
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In Pula, in the Šijana neighborhood, a building land with a total area of 3,353 m² is for sale, which is sold exclusively as a single unit. The land consists of two connected parcels owned and is entirely located within the M zone – mixed-use.

Thanks to its size, regular shape, existing infrastructure, and developed conceptual design, the property represents an interesting opportunity for investors and construction companies looking for land to develop a larger residential project.

For a part of the land with an area of 2,331 m², a conceptual design for a modern residential building P+2 with 18 apartments has already been developed.

By merging with the neighboring parcel of 1,022 m², a total area of 3,353 m² is obtained, which opens up the possibility for the development of a larger and more functional project, with the potential for a greater number of residential units and a better organization of parking spaces.

Special advantage for the future investor is the fact that there are already legal structures on the land. When replacing them with new construction, the existing calculation elements of the utility contribution are recognized according to the conditions of the competent authorities, which can represent significant financial savings in the realization of the new project.

For additional information, please

