ID: 3583

# EXCLUSIVE SALE OF A SPACIOUS INVESTMENT PLOT IN PULA

Šijana, Pula

**649,000 €**
252 €/m²







SPACIOUS PLOT WITH A HOUSE – AN ATTRACTIVE INVESTMENT OPPORTUNITY IN PULA

Pula, the largest city in Istria and a key economic, tourism, and urban hub of the peninsula, represents a highly attractive area for real estate investment thanks to its amenities, proximity to the sea, and well-developed infrastructure.

Situated in a desirable location just outside Pula's wider city center is a spacious, buildable plot measuring 2,448 m², accompanied by an additional separate plot of 123 m² featuring an existing 75 m² house.

The total land area is 2,571 m², adding significant value and offering potential for various investment scenarios.

The land features a gentle slope and a regular shape; it is easily accessible and surrounded by established plots. It offers a pleasant view of the city and the surrounding greenery. The property is enriched by numerous trees—including fruit trees, olive trees, and diverse vegetation—creating a sense of privacy and a peaceful, green atmosphere. An olive tree approximately 200 years old, located right at the entrance to the plot, adds a touch of authentic Istrian charm.

The location and size of the land make it particularly appealing for investment and potential residential development—such as a multi-unit apartment complex—subject to zoning regulations and building possibilities. Its proximity to the city center, excellent accessibility, and city views give this property great potential for a development project that would appeal to a future investor.

EXISTING HOUSE (75 m²)

An existing single-story house with an area of 75 m² is situated on a separate 123 m² plot; it is currently used occasionally as a holiday home.

All utility connections are active.

The house is well-maintained and comfortable, comprising:

- an entrance area
- an open-plan living room, kitchen, and dining area
- a spacious bedroom
- a bathroom with a shower
- a small separate room currently serving as a passageway, featuring stairs that lead to the attic.

The rooms are generously sized and functionally connected. The living area features tiled flooring, while the bedroom has laminate flooring. White PVC windows and doors have been installed, complemented by traditional shutters. The property also includes a spacious garage and a storage unit.

The attic offers additional potential; with appropriate renovation, it could be adapted for various uses. This potential for extra space is particularly appealing to investors seeking a property with expansion possibilities—a rarity in today's market.

The roof was renovated approximately 25 years ago. The house holds a certificate confirming it was built prior to 1968, a significant advantage regarding documentation. It is an end-unit semi-detached house, connected at the rear.

A beautifully landscaped garden with charming flowers sits in front of the house, adding warmth and creating a pleasant, relaxing atmosphere.

DOCUMENTATION AND VALUE

- total land area: 2,571 m²
- building land area: 2,448 m²
- separate plot (123 m²) with a house (75 m²)
- construction potential on the main plot
- clear title/ownership
- free of encumbrances
- house holds a certificate confirming construction prior to 1968
- excellent accessibility and connectivity to the city
- attractive location in Pula
- views of the city, greenery, and sunset
- well-maintained and landscaped grounds featuring fruit trees, olive trees, and various plants
- additional potential for attic conversion
- a distinctive olive tree, approximately 200 years old, at the property entrance

The existing house, the potential for attic conversion, and the authentic Istrian setting—complete with a large, ancient olive tree—add significant value to the property.

This property offers multiple possibilities—ranging from creating a personal home to developing an investment project—thanks to its size, location, and existing structure. It is particularly appealing to investors seeking a large building plot in a sought-after urban area where, subject to zoning regulations, the construction of multiple residential units could be considered.

FOR FURTHER INFORMATION AND VIEWINGS, PLEASE FEEL FREE TO CONTACT ME:

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Real Estate Associate
Family nekretnine d.o.o.

## Summary

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|---|---|---|---|
| LOCATION | Šijana, Pula | PROPERTY ID | 3583 |
| PRICE | 649,000 € | TYPE | Land |
| LAND TYPE | FOR BUILDING | AREA | 2,571 M² |
| ORIENTATION | SOUTHWEST | VIEW AT | GREENERY, A ROAD AND A FEW HOUSES |
| NUMBER OF FLOORS | - | ACCESS ROAD | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |

ID: 3583

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|---|---|---|---|
| OWNERSHIP TYPE | ORDERLY | CERTIFICATE OF OWNERSHIP | YES |
| LOCATION PERMIT | - | BUILDING PERMIT | - |

## Infrastructure

- Electricity
- Water
- Sewerage

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