



ALMA DOM INVEST

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Code :	28671
Location :	Pula
Building size :	0 m2
Lot size :	493 m2
Distance from center :	0 m
Distance from sea :	0 m
Seaview :	No
Land :	Building
The degree of possible construction :	Yes

Price : 205.000 €

Štinjan, a building plot of 493 m² 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 par...