



## ALMA DOM INVEST

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|  |                    |
|--|--------------------|
| <b>Code :</b>                                | 28946              |
| <b>Location :</b>                            | Ližnjan            |
| <b>Building size :</b>                       | 0 m <sup>2</sup>   |
| <b>Lot size :</b>                            | 677 m <sup>2</sup> |
| <b>Distance from center :</b>                | 0 m                |
| <b>Distance from sea :</b>                   | 0 m                |
| <b>Seaview :</b>                             | No                 |
| <b>Land :</b>                                | Building           |
| <b>The degree of possible construction :</b> | Yes                |

**Price :** 130.000 €

For sale: a construction plot of land measuring 677 m<sup>2</sup>, located in Šišan, in an excellent location with direct access to an asphalt road. The parcel is situated along the main traffic route, providing excellent connectivity and easy access for future development.

The land is very well-equipped in terms of infrastructure, as electricity and water have already been brought to the plot, significantly reducing costs and accelerating the start of construction for the future owner. Documentation for a building permit has already been submitted for the parcel, facilitating a quicker path to project realization.

#### Location:

- Sandy beaches of Medulin are approximately 7 km away
- Arena and the center of Pula are about 7 km away

This property represents an excellent opportunity for building a family home, a vacation villa, or an investment project in one of the increasingly sought-after locations in southern Istria.

For more information and to schedule a viewing, please contact:

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