

# Land plot

Pula, Istria



<b>Ref</b>	RE-U-30368
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Pula
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Plot size</b>	2651 sqm
<b>Price</b>	€ 220 000

### Land Complex for Sale in Pula - First Construction Line to the Sea!

Pula, the largest city in Istria, is located on the southwestern part of the **stunning Istrian Peninsula**. Known for its **rich cultural and historical heritage, breathtaking natural landscapes, and long, picturesque beaches**, Pula is a sought-after destination for both living and investment. The city is uniquely spread across seven hills: Monte Zaro, Monte Serpente, Monte Ghiro, Monte Magno, Monte Paradiso, Monte Rizzi, and Monte Vidal.

This **exclusive seafront land complex** is now available for sale. The total land area is **2,651 m<sup>2</sup>**, with approximately **350 m<sup>2</sup> designated as a building plot**.

According to the spatial development plan, new construction within **100 meters of the coastline** is restricted, except for **public infrastructure, underground energy installations, and supporting facilities for hospitality and tourism purposes**. Existing buildings within this zone can be repurposed for these uses, and public areas may be developed.

Ownership is clear and legally documented.

For more details or to arrange a viewing, please contact us.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
83 €

Average price/m<sup>2</sup> of this type  
in this region:  
546 €

Median price/m<sup>2</sup> of this type  
in this region:  
285 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
185 €

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