

Land plot

Štinjan, Istria



Ref	RE-U-42789
Type	Land plot
Region	Istria › Pula
Location	Štinjan
Front line	No
Sea view	Yes
Distance to sea	500 m
Plot size	663 sqm
Price	Price upon request

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In the peaceful coastal village of Štinjan, just a few minutes' drive from the center of Pula and only 500 meters from the sea, lies this attractive building plot with a total area of 663 m² — an exceptional opportunity for investors and developers seeking a project that combines natural surroundings, modern urban comfort, and close proximity to the Adriatic.

The plot comes with a valid building permit and an approved project for the construction of a contemporary residential building with seven apartments and designated parking spaces within the landscaped garden. Access is provided via a paved public road, and all city infrastructure — water, electricity, sewage, and internet — is available directly adjacent to the property.

The planned building comprises seven residential units and a total of ten outdoor parking spaces, along with one garage parking space. On the ground floor, a single apartment (A1) of 55 m² net living area is designed with an open-plan concept that includes a kitchen, dining room, and living area opening onto a covered terrace. It also features a hallway with a wardrobe space, one bedroom, and a bathroom. Additionally, this unit includes a garage of 13.75 m² gross area, which adds up to a total net living area of 61.87 m².

The first floor features three residential units — A2 (62.20 m²), A3 (42.30 m²), and A4 (65.70 m²). Apartment A2 includes two bedrooms, a bathroom, a bright open-plan living area with access to a loggia, and a hallway with a wardrobe space. Apartment A3 offers one bedroom, a bathroom, and a spacious open-concept living area with access to a loggia, filled with natural light. Apartment A4, the largest on this floor, includes two bedrooms, a bathroom, and a generous open-plan living, dining, and kitchen area leading to a loggia.

The second floor mirrors the first in layout and design, with three apartments — A5 (62.20 m²), A6 (42.30 m²), and A7 (65.70 m²). Apartments A5 and A7 feature two bedrooms, while A6 offers one, each designed to provide comfort, functionality, and contemporary living standards.

Larger apartments are allocated two parking spaces, while smaller ones include one. The parking spaces are not included in the net apartment area and are calculated separately in case of individual sales. The land is sold together with the complete project documentation and the valid building permit. All utility connection approvals — for electricity, water, sewage, and internet — are already in place, and the land itself is privately owned by a natural person. It is flat, rectangular, and easily accessible, located in a quiet, traffic-free area close to all necessary amenities.

Štinjan is one of the most desirable residential areas around Pula — a calm, family-oriented community surrounded by greenery and just a short walk from stunning, well-maintained beaches and promenades along the crystal-clear sea. The coastal area offers beach bars, restaurants, parks, sports facilities, and scenic paths for walking or cycling. Within the settlement, there are shops, restaurants, a school, and a kindergarden, while regular bus lines connect Štinjan with the center of Pula every thirty minutes.

This location represents the perfect balance between tranquility, nature, and convenience — an ideal setting for a modern residential development with strong investment potential and a secure return on capital. For

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additional information, full project documentation, or to arrange a visit to the site, we are available at any time.

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.

Property advantages:

- Garage
- Garden
- Urbanized
- Building permit
- Modern

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Average price/m² of this type
in this region:
272 €

Median price/m² of this type
in this region:
197 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
187 €

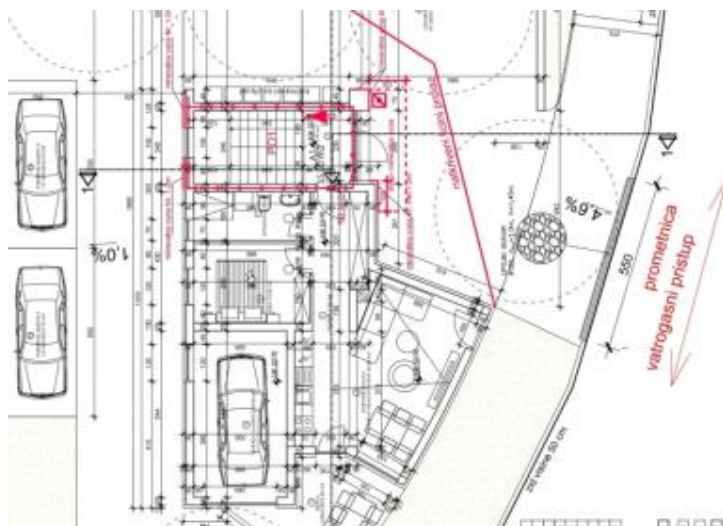
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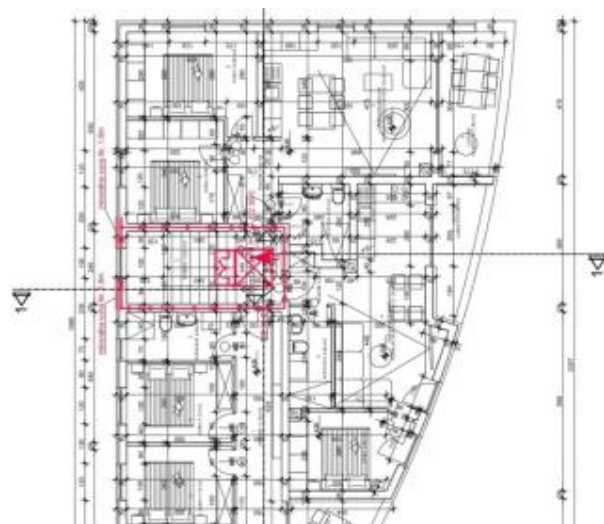
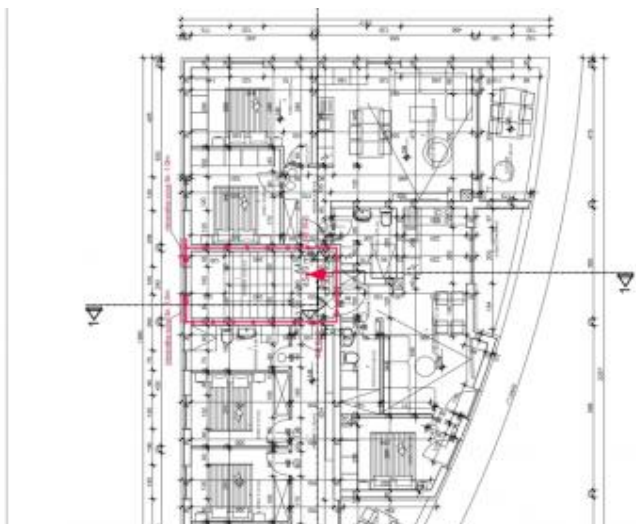
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