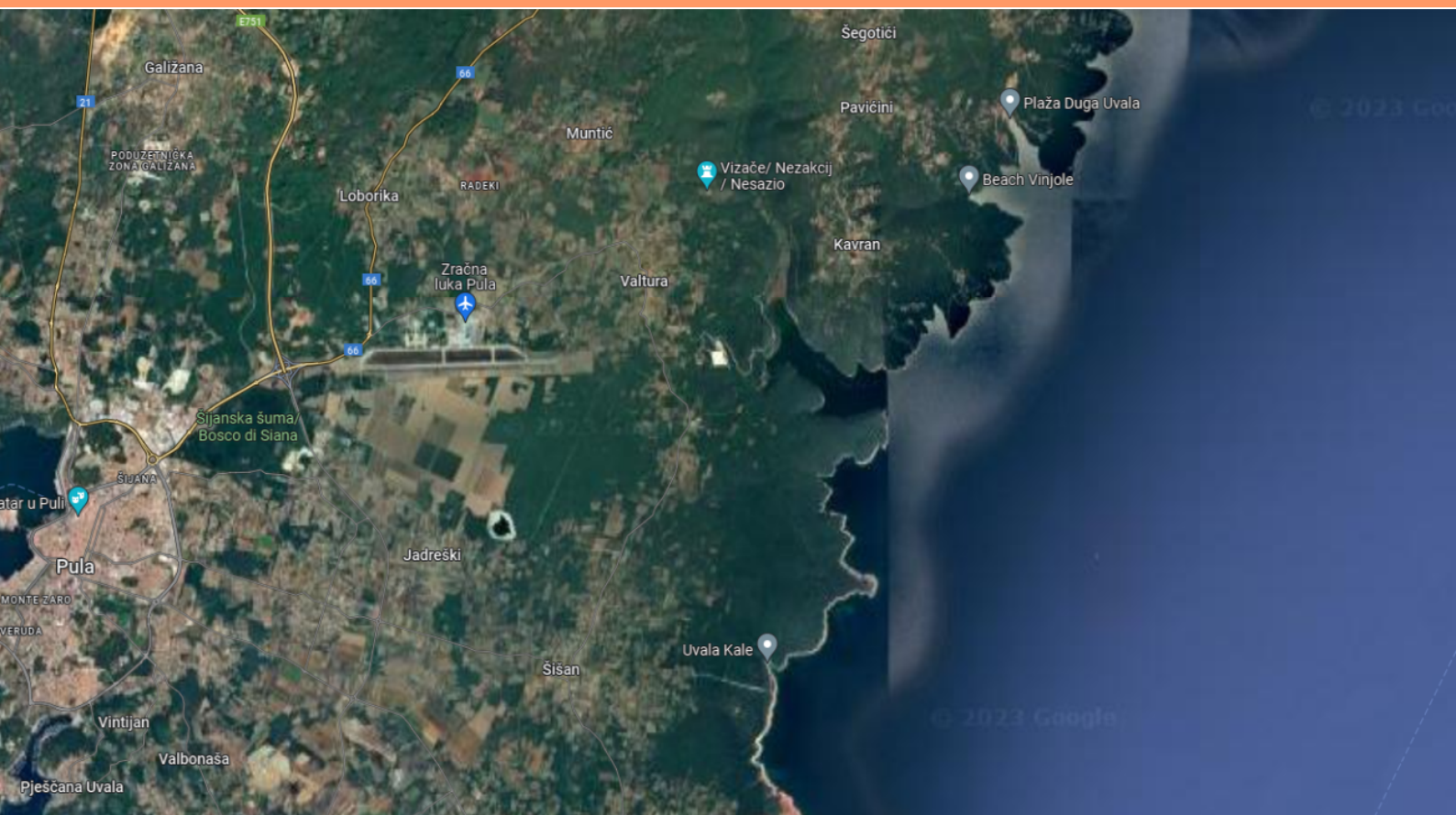


# Land plot

## Muntić, Istria



<b>Ref</b>	RE-U-34103
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Muntić
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Plot size</b>	15854 sqm
<b>Price</b>	€ 530 000

# Land plot

## Muntić, Istria



Pula, Muntić – Large building plot of 15,854 m<sup>2</sup> for commercial use, exceptional opportunity.

This prime commercial land covers 15,854 m<sup>2</sup> and is located in a designated business zone in Pula, offering excellent potential for various commercial developments. The plot is completely flat, providing ideal conditions for construction, and features direct access via a paved road.

All essential utilities are available near the site, making it fully prepared for immediate development. Its strategic location in the Pula area ensures easy connectivity and visibility, making this property a rare opportunity for investors or companies looking to establish a commercial facility in Istria.

With its large size, flat terrain, and ready access to infrastructure, this building plot in Muntić represents a unique investment for commercial projects, from warehouses and offices to retail or industrial developments.

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.

# Land plot

## Muntić, Istria



Price per m<sup>2</sup>:  
33 €

Average price/m<sup>2</sup> of this type  
in this region:  
272 €

Median price/m<sup>2</sup> of this type  
in this region:  
197 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

# Land plot

Muntić, Istria

