

House

Loborika, Istria



Ref	RE-U-46025
Type	House
Region	Istria > Pula
Location	Loborika
Front line	No
Sea view	No
Distance to sea	3000 m
Floorspace	160 sqm
Plot size	1100 sqm

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No. of bedrooms

3

Price

€ 420 000

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Located in the peaceful village of Loborika near the historic coastal city of Pula, this property with a house and a large building plot offers an excellent opportunity for residential living or future real estate development in one of the most attractive areas of southern Istria. The property includes a family house with a total living area of 160 m² together with an additional 4,200 m² of building land divided into several parcels, creating significant investment potential.

Loborika is a quiet and charming village located only about seven minutes by car from Pula, the largest city in the Istrian region known for its rich history, cultural attractions and Mediterranean lifestyle. The village is also conveniently positioned just four minutes from Pula Airport and close to the main Istrian motorway network, allowing quick and easy access to other parts of the peninsula. Despite its proximity to urban centers, Loborika offers a peaceful environment surrounded by green fields and natural landscapes. The village has all essential amenities for comfortable daily living, including a local shop, café, restaurant and school, and in recent years it has become increasingly attractive to visitors and tourists who appreciate its tranquil atmosphere.

The house is situated in a quiet part of the village and extends over two levels, the ground floor and first floor. The interior layout includes an entrance hall, a living room, a kitchen with a dining area, three bedrooms, and two bathrooms. The property also features a spacious terrace that provides a pleasant outdoor space for relaxation and enjoying the Mediterranean climate. In addition to the living area, the house includes a garage and a basement, offering additional storage and functional space.

The surrounding garden is generously sized and carefully maintained, featuring 37 olive trees and an orchard that adds to the authentic Mediterranean character of the property. The outdoor space also includes a barbecue area, creating an ideal setting for gatherings and outdoor dining.

One of the most valuable aspects of this property is the additional building land that forms part of the estate. The land measures approximately 4,200 m² and is divided into six separate building parcels, providing a wide range of development possibilities. The plots allow for the construction of additional residential houses or apartment buildings, making the property particularly attractive for investors or developers seeking a project in a growing location. Infrastructure including water supply and electricity is available up to the land, facilitating future development.

The house itself already holds a building permit and a valid usage permit and is equipped with essential utilities such as water supply, electricity, asphalt road access and air conditioning. The property also offers parking space for up to six vehicles, ensuring convenience for residents and guests.

The house is currently categorized for tourist accommodation and has been successfully rented during the tourist season, offering an additional source of income and demonstrating its strong rental potential in the popular Istrian tourism market.

Thanks to its combination of a comfortable family house, a large landscaped garden with olive trees, and extensive building land with development possibilities, this property in Loborika near Pula represents a rare

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opportunity for private living, tourism rental, or a larger residential investment project in one of the most desirable regions of Istria.

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
- Storage
- Garden
- Urbanized
- Building permit

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Price per m²:
2.625 €

Average price/m² of this type
in this region:
2.853 €

Median price/m² of this type
in this region:
2.647 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

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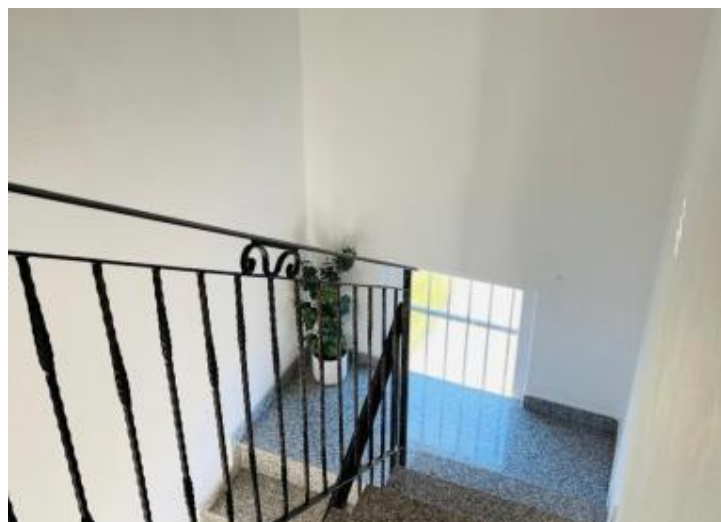
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