ID: 3524

FOR SALE BUILDING LAND IN LOBORIKA WITH A BUILDING PERMIT

Loborika, Marčana

152,900 €
152 €/m²







Loborika is a peaceful Istrian settlement located in the immediate vicinity of Pula, known for its pleasant residential surroundings, greenery and good transport connections. The location is particularly attractive to buyers looking for a quieter lifestyle away from the city bustle while still maintaining good access to Pula and other amenities in southern Istria. This combination of privacy, natural surroundings and accessibility makes Loborika an excellent choice for building a family home or a holiday property.

For sale is a building plot with a total area of 1,007 m², regular in shape and with proper access. Electricity and water are located in the immediate vicinity of the plot, which

represents an additional advantage when planning future construction. A particular value of this property is the final and enforceable building permit together with a completed project for the construction of a single-family house with a garage and swimming pool, meaning that a significant part of the preparation for the future development has already been completed.

The project foresees a single-family house with 174.04 m² of net ground-floor area, as well as an additional 48.12 m² of net basement area intended for a plant room and storage, together with a garage of 38.82 m² net area.

The project includes three bedrooms, three bathrooms, a spacious living room connected to the kitchen and dining area, a traditional-style multipurpose room, a utility room and additional basement space, while a garage and an outdoor swimming pool are also planned on the plot.

The layout of the buildings and outdoor areas allows for efficient use of the large plot, with sufficient space for greenery, outdoor living and parking.

A major advantage of this property for the future owner is the fact that they are not merely purchasing building land, but a project with one of the most demanding administrative steps already completed – a final and enforceable building permit. Compared with purchasing land without prepared documentation, this can significantly shorten the process from acquisition to project implementation.

The plot size of 1,007 m², its regular shape, access, nearby infrastructure and the planned house with a swimming pool and garage make this property attractive both for the construction of a private home and for buyers considering a long-term investment in a quality residential property in the Pula area.

FOR ALL ADDITIONAL INFORMATION:

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Summary

LOCATION	Loborika, Marčana	PROPERTY ID	3524
PRICE	152,900 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	1,007 M²
ORIENTATION	-	VIEW AT	GREENERY AND RESIDENTIAL AREA
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-

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OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	YES

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Extra features

- Access road
- Forest

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