ID: 3571

ONLY WE OFFER THE SALE OF AGRICULTURAL LAND WITH POTENTIAL

Centar, Pula

207,500 €
44 €/m²







Pula is the largest city in Istria County, situated in the southwestern part of the Istrian peninsula. The Pula Amphitheatre is the largest and best-preserved monument of ancient architecture in Croatia. The city is rich in heritage and Roman remains that adorn and enrich its culture. In recent years, Pula's popularity and visitor numbers have been steadily rising, making it one of Croatia's leading tourist destinations. The region is known for its mild climate and beautiful beaches.

AGRICULTURAL LAND 4,718 m² – ATTRACTIVE LOCATION JUST 2,5 KM FROM PULA

For sale is a plot of agricultural land with a total area of 4,718 m², situated in an attractive and busy location just 2.5 km from the center of Pula. Thanks to its location, accessibility, and regular shape, it presents an interesting opportunity for various agricultural activities and other permitted uses.

The land features a regular shape and flat terrain with low-growing vegetation, while several larger trees along the edge of the plot enhance the natural setting. At its widest and longest points, the land measures approximately 74 x 74 m, allowing for highly efficient use of the space.

Key features:
land area: 4,718 m²
regular and functional shape
flat and easily accessible terrain
approximate dimensions (widest/longest sections): 74 m
access road
utility infrastructure located on the adjacent plot
low vegetation and several larger trees along the edge
houses located in the immediate vicinity, yet the plot is surrounded by greenery and agricultural land
easy access and good transport connections
only about 2 km from the center of Pula
A special value of this property lies in its proximity to the city, combined with a sense of spaciousness, greenery, and seclusion from the daily city bustle. The location is easily accessible, and the regular shape of the land facilitates efficient layout and use of the area, subject to the intended uses permitted by current spatial planning regulations.

The land is suitable for various agricultural purposes—such as olive groves, plantations, orchards, vegetable farming, or other agricultural activities—as well as for other uses permitted under the spatial plan and applicable regulations.

NOTE: The property is owned by a legal entity, and the sale price includes VAT; consequently, the buyer does not pay real estate transfer tax if VAT applies to the specific transaction. The exact tax treatment and final calculation depend on the buyer's status and the terms of the transaction; consulting an accountant or tax advisor prior to concluding the contract is recommended.

An attractive location, close proximity to Pula, a regular-shaped plot of nearly 4,700 m², and access roads and infrastructure along the edge of the property make this an appealing opportunity for a buyer seeking a larger agricultural plot near the city.

FOR FURTHER INFORMATION, PLEASE CALL:

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Summary

LOCATION	Centar, Pula	PROPERTY ID	3571
PRICE	207,500 €	TYPE	Land
LAND TYPE	AGRICULTURAL	AREA	4,718 M²
ORIENTATION	SOUTHWEST	VIEW AT	GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-

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Extra features

- Access road

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