



<b>Code :</b>	26959
<b>Location :</b>	Pula
<b>Building size :</b>	0 m2
<b>Lot size :</b>	1500 m2
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	1000 m
<b>Seaview :</b>	No
<b>Land :</b>	Building
<b>The degree of possible construction :</b>	Yes

<b>Price :</b>	<b>249.000 €</b>
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Building land near the sea - Štinjan, Pula

In an attractive and peaceful location in Štinjan, close to Pula, we offer a building plot with a total area of 1,500 m<sup>2</sup>. The parcel is located just 1 km away from the sea, in an area that provides tranquility, privacy, and proximity to all amenities.

The land has a regular rectangular shape, with approximate dimensions of 30 x 45 meters, along with an additional section that serves as its own access road. All necessary infrastructure is located in the immediate vicinity of the parcel, facilitating and speeding up the construction process.

According to the valid spatial plans, the parcel is situated within the building area of the settlement, in an organized undeveloped part, and encompasses zones of the Spatial Planning Regulation, General Urban Plan, and Urban Development Plan of Štinjan, along with belonging to the protected coastal area of the sea.

The location and size of the land allow for various construction possibilities - from a family house for peaceful living to facilities intended for tourist rental with great potential during the season.

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