



## ALMA DOM INVEST

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<b>Code :</b>	28743
<b>Location :</b>	Pula
<b>Building size :</b>	150 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	0
<b>Number of bathrooms :</b>	0
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	Not specified

**Price :** 260.000 €

In the city center, on a plot of 150 m<sup>2</sup>, there is a property with fully organized documentation and great potential for reconstruction or new construction.

All utilities are active — electricity, water, and sewage. The property is currently completely vacant, all furniture and belongings have been removed, and it is ready for adaptation, reconstruction, or demolition for the purpose of building a new structure.

Very favorable construction conditions:

- KIG 60%
- Maximum height 15 m
- Possibility of building up to 5 floors
- Semi-embedded or embedded buildings

Location information is available for review.

The property is legal (Certificate before 1968), and ownership is clear 1/1.

For additional information, please contact:

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Note:

Viewing of the property is possible only with a signed Brokerage Agreement based on the General Terms of Business.