

## Građevinsko zemljište u Štinjanu površine 6409 m2 na prodaju, Pula, Land



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

#### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property themselves than the one

published on the ESTATE  
ISTRA website.

**WE PERSONALLY CHECK  
AND INSPECT EVERY  
PROPERTY.** All of the  
properties have been personally  
inspected, carefully selected  
and photographed to ensure the  
appropriate standard, correct  
information, as well as accurate  
and updated descriptions.  
Working directly with property  
owners, we provide our clients  
with the best service and the  
highest standards.

**WE SPECIALITZE IN ISTRIA  
REAL ESTATE**

Unlike large agencies, we  
provide you with first-hand  
local information. Whether  
you're looking for a property or  
looking to sell or lease it,  
contact us – we've spent our  
whole lives here and we know  
the Istria area, as well as its  
offer and demand very well. If  
we don't offer a property you're  
looking for, we will find it for  
you.

**WE ARE YOUR GUIDE  
FROM THE BEGINNING TO  
THE END OF YOUR  
PROPERTY SALE OR LEASE**

We organize a legal service that  
handles all tasks for our clients  
related to register and  
ownership verification, legal  
document creation up to the  
submission of necessary  
documents for tax assessment,

and registration of ownership  
for the purchased property.

Reg No.: Agent: 1/2022

## Listing details

### Common

Title: Građevinsko zemljište u Štinjanu površine 6409 m2 na prodaju  
Property for: Sale  
Land type: Building lot  
Property area: 6409 m<sup>2</sup>  
Price: 1,122,000.00 €  
Updated: Jul 15, 2024

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Pula  
Quarter: Štinjan  
ZIP code: 52100

### Permits

Ownership certificate: yes



### Additional information

Access with vehicle: Car

### Description

Description: Building land in Štinjan with an area of 6409 m2 for sale Divided into 9 smaller plots, for several of them the conceptual design is being developed, and for one, the building permit is in the process of being obtained. This land was conceived as a settlement with 9 villas in an idyllic setting. According to the conceptual solution, the ground floor of the villa will have a kitchen, living room, dining room, storage room, toilet, bedroom with bathroom and a covered terrace, which will be followed by a swimming pool and sunbathing area. On the first floor of the villa there will be three bedrooms with their own bathrooms, a wardrobe/laundry room and a terrace. The purchase of a villa on this land is possible in all phases, and if it is purchased in an earlier phase, it is possible to participate in all phases, from design to construction. The price of the villa is 2500-3500 EUR/m2, depending on the choice of materials in the final stage. The property is tidy and there are no encumbrances. The land is slightly more than 1 km from the beaches,

6 km from the center of Pula and 10 km from the airport. Štinjan is a small tourist village with historical sights, beautiful nature surrounded by popular beaches and many events in the summer. Having villas in such a tourist-visited area is a real investment, think and decide.

### Additional contact info

Reference Number: 617049  
Agency ref id: 565  
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