

Investment project

Pula, Istria



Ref	RE-AB-TUR102
Type	Investment project
Region	Istria > Pula
Location	Pula
Front line	No
Sea view	Yes
Plot size	30071 sqm
Price	€ 2 500 000

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Land plot for grand project of resort in Pula area.

The land is designated for tourism use (Zone T2), with a total area of 30,071 m², including 2 hectares designated for construction.

According to the conceptual project (included as a catalog attachment), it is possible to build a tourist resort with multiple accommodation units, totaling a capacity of 120 beds.

The project envisions a resort featuring not only accommodations but also a restaurant, swimming pool, tennis courts, children's playground, and parking area. This conceptual project serves as one possible design option.

Attached are drone images showing the exact location of the land, along with location information.

Urban Planning Conditions:

- **Buildability Index (KIG):** 0.3 (20,000 m² x 0.3 = 6,000 m²)
- **Utilization Index (KIS):** 0.8 (20,000 m² x 0.8 = 16,000 m²)
- **Permitted Building Height:** Basement + Ground Floor + Upper Floor
- **Maximum Bed Capacity:** 120

Note: If desired, the land size can be expanded through an additional purchase from a neighboring owner who has another 25,190 m² land plot.

We can also offer partial financing and handle all paperwork until the construction and occupancy permits are obtained.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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