

Land plot

Monteserpo, Istria



Ref	RE-U-36613
Type	Land plot
Region	Istria > Pula
Location	Monteserpo
Front line	No
Sea view	No
Distance to sea	3000 m
Floorspace	24556 sqm
Price	Price upon request

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On one of the seven renowned hills of Pula, near the Šijana park forest, 3 km from the sea, we offer an exceptional investment plot of land.

This spacious building land encompasses several cadastral plots that collectively form a unique and harmonious whole.

According to the General Urban Plan of the City of Pula, approximately 5,428 m² is designated for mixed residential-business-public and social use, while about 19,128 m² is allocated for residential use.

Residential areas (S) are primarily intended for the construction of residential buildings. The mixed residential-business-public and social use areas (M) are reserved for constructing buildings for various purposes, including residential, commercial, catering-tourism, public, and social functions, as well as garages with a minimum capacity of 20 parking spaces on independent building plots. Within these mixed-use areas, it is possible to construct buildings that combine several of the listed purposes or focus solely on one permitted purpose.

In the M-use area, the construction of primarily free-standing medium-sized buildings (free-standing structures with a minimum of four functional units) is permitted. Until these planning requirements are met, small-sized free-standing buildings (with 1-4 functional units) and medium-sized free-standing buildings (with 2-6 functional units) may also be constructed within these zones.

In the S-use area, mixed construction of small-sized free-standing buildings and semi-detached or built-in structures is allowed (small-sized free-standing buildings with 1-4 functional units, as well as semi-detached and built-in buildings of smaller sizes, such as terraced houses and atrium buildings with 1-4 functional units).

This represents an exceptional investment opportunity.

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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Average price/m² of this type
in this region:
292 €

Median price/m² of this type
in this region:
187 €

Average price/m² of this type
in Croatia:
268 €

Median price/m² of this type
in Croatia:
180 €

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