



## ISTRIA, BANJOLE - Land for commercial purposes next to a busy road



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 915,320.71

### Location

Pays:	Croatie
État/Région/Province:	Istria
Ville:	Medulin
Soumis:	17/04/2026
Description:	
Location:	Istarska županija, Medulin, Banjole.

### ISTRIA, BANJOLE - Commercial land next to a busy road

For sale is an attractive commercial building land with a total area of 3,750 m<sup>2</sup>, located in an extremely busy and promising location on the road to Banjole, in a tourist and economically growing area near Pula.

The land is located in a strategically important position, at the intersection of Premanturska road and the new Pula bypass, only 3 km from the Pula bypass, which ensures excellent traffic connections and high visibility of the future business facility.

This building land represents a superb investment opportunity in one of the most promising locations in the vicinity of Pula. The combination of a large area, commercial use, traffic connections and tourist potential makes this property ideal for the development of a serious business project.

Although the land is administratively located in the Municipality of Medulin, its location gravitates towards the city of Pula and covers a wider area.

Within a radius of 5 km, about 90,000 inhabitants gravitate, while during the tourist season the number increases many times over, which further increases the commercial potential.



## LAND CHARACTERISTICS

- Total area: 3,750 m<sup>2</sup>
- Two cadastral plots: 2,500 m<sup>2</sup> and 1,250 m<sup>2</sup>
  
- Business-commercial purpose K2
- Possibility of construction: three above-ground floors and one underground floor
- All infrastructure next to the plot
- Access directly from the main road
- Sea view
- Excellent visibility from the road

One of the major advantages of this is the immediate proximity of the new Pula - South traffic junction and the eastern Pula bypass, which connects the Istrian Y, Pula Airport and places within the municipality of Medulin.

This traffic infrastructure significantly increases the value of the land and investment potential.

The land is ideal for the construction of:

- Business center
- Shopping center
- Retail park
- Car showroom
- Service center
- Office space
- Tourist facilities
- Polyclinic or health center
- Fitness center or sports complex

Additional value is provided by the newly built automatic self-service car wash located next to the plot, which further increases the frequency and attractiveness of the location.

This location represents an extremely rare opportunity on the market due to the rapid development of the southern part of Pula, proximity to tourist zones, high vehicle flow, proximity to the sea, infrastructure development and long-term growth in value

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

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## Commun

Pied carré fini: 3750 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/IOUL-T25770/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T25770/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

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