



## ISTRIA, PULA - Top opportunity: House and land with potential



### Information de l'agent

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 514,810.67

### Location

Pays:	Croatie
Soumis:	08/06/2026
Description:	
Location:	Istarska županija, Marčana, Lobarika.

## ISTRIA, PULA - Top opportunity: House and land with potential

Welcome to a property that offers peace, comfort and great opportunities for the future!

Just a few minutes drive from the historic city of Pula, in the quiet and green settlement of Lobarika, is this beautiful property.

It is the perfect combination of a private Mediterranean oasis and a smart investment. If you are looking for a luxurious life in nature, yet close to the city, this is the opportunity for you.

### PROPERTY FEATURES

This spacious and warm family house of 160 m<sup>2</sup> extends across the ground floor and first floor. It is designed for maximum comfort and enjoyment.

- Interior: Three spacious bedrooms, two bathrooms, an entrance hall and a bright space that connects the living room, kitchen and dining room.
- Outdoor enjoyment: A large, sunny terrace is created for the first morning coffee or relaxed evening gatherings.
- Additional comfort: The house has its own garage and basement - ideal for storage or arranging a private tavern.



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- Beautiful garden: The total garden area around the house is 1,074 m<sup>2</sup>. It is a real private park filled with native olive trees

## A GREAT DEAL

This price also includes a separate building plot of 399 m<sup>2</sup> located right in front of the house, right next to the road. This plot brings you:

- Complete control over the entrance and maximum privacy.
- Additional space for parking, building an auxiliary building or a beautiful driveway.
- Pure investment value because it is a separate building plot.

## INVESTMENT BONUS

Do you want to build a real little empire or a tourist resort? We have great news!

This property offers the option of purchasing the remaining building plot of approximately 3,100 m<sup>2</sup>. This plot has already been divided into several plots and is ideal for building holiday homes or apartments. The infrastructure is located right next to the plot!

\* Secure ROI: The house is already officially categorized and is successfully rented out during the tourist season. You can generate income immediately while you plan your next investment steps!

## ADVANTAGES OF THE LOCATION

Loborika offers the ideal balance between privacy and urban proximity:

- 7 minutes drive to the center of Pula.
- 4 minutes drive to Pula Airport and Istrian highways.
- Everything at your fingertips: Shops, charming cafes, authentic restaurants and a school are located in the very center of the town.

## WHY IS THIS AN OPPORTUNITY NOT TO BE MISSED?

You are buying a ready-made, successful holiday home with a large garden of 1,074 m<sup>2</sup> and a free plot by the road, with a unique opportunity to purchase another 3,100 m<sup>2</sup> of building land before anyone else!

Experience it live. Contact us for more information and secure your viewing appointment.

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## Commun

Chambres: 3

Pied carré fini: 160 m<sup>2</sup>

Dimesions du lot: 1074 m<sup>2</sup>

## Room details

Total rooms: 4

## Building details

Parking: Oui

Number of Garages: 1

Nombre de pieds carrés: 1

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/IOUL-T26506/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T26506/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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