



ISTRIA, PULA - Top investment: House and 4200m² of land



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 751,969.48

Location

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

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Just a few minutes drive from the historic city of Pula, in the quiet and green village of Lobarika, lies a property that perfectly combines family peace and exceptional business potential. If you are looking for luxurious privacy or a smart investment in one of the most sought-after parts of Istria - you have come to the right place.

Welcome to the property that offers the most valuable: space, privacy and unlimited growth opportunities.

PROPERTY ADVANTAGES

This spacious and warm 160 m² house extends across the ground floor and first floor, and is designed for maximum comfort:

- Interior: Three spacious bedrooms, two bathrooms, an entrance hall and a bright and open space that connects the living room, kitchen and dining room.
- Enjoy the outdoors: A large, sunny terrace is perfect for your first morning coffee or evening gatherings at sunset.



- Additional comfort: The house has its own garage and basement, ideal for storage or arranging a private tavern.

- Green paradise: The yard is a real private park with 37 fruitful olive trees and a rich orchard that brings the scent and colors of the Mediterranean into your everyday life.

INVESTMENT POTENTIAL

What sets this property apart on the market is its incredible construction component that pays for itself.

* 4,200 m² of building land: The land is already cleverly divided into 6 separate plots.

* Construction possibility: Ideal for building luxury holiday homes with pools or building family houses that will surely return your investment.

* Complete infrastructure: All necessary infrastructure (electricity, water) is located right next to the land.

* Secure return: The house is already officially categorized and has excellent results in tourist rentals. You can continue to generate rental income while you develop a construction project on the remaining plots!

PERFECT LOCATION

Loborika offers the ideal balance between privacy and urban proximity:

* 7-minute drive to the center of Pula.

* 4-minute drive to Pula Airport and Istrian highways (quick exit to the Istrian Y).

* Everything at your fingertips: Shops, charming cafes, authentic restaurants and schools are located in the very center of the town.

WHY IS THIS AN OPPORTUNITY NOT TO BE MISSED?

Whether you want to keep the entire property for yourself as a luxurious private retreat, sell separate building plots, or build and develop your own mini-village – the mathematics of this property is unmistakable.

Experience it live. Contact us for more information and arrange a private tour of this divine location.

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

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Commun

Chambres:	3
Pied carré fini:	160 m ²
Dimesions du lot:	4200 m ²

Room details

Total rooms:	4
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Building details

Parking:	Oui
Number of Garages:	1
Nombre de pieds carrés:	1

Rental details

Furnished:	Oui
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Lease terms

Date Available:

Information additionnelle

Lien URL du site web:	http://www.arkadia.com/IOUL-T26507/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

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