



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



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	EUR 780,000

Location

Country:	Croatia
State/Region/Province:	Istria
City:	Medulin
Posted:	Apr 17, 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 m², 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 m²
- Two cadastral plots: 2,500 m² and 1,250 m²

- 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.
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ID CODE: 46767

DUX Pula

Mob: +385 92 476 5008

Tel: +385 91 480 8808



E-mail: info@dux-istra.com
www.dux-istra.com

Aldin Begić
Agent pripravnik
Mob: +385 95 391 9185
Tel: +385 91 480 8808
E-mail: aldin@dux-istra.com
www.dux-istra.com

Deniro Osmanović
Agent pripravnik
Mob: +385 99 371 3802
Tel: +385 91 480 8808
E-mail: deniro@dux-istra.com
www.dux-istra.com

Common

Finished sq. ft.: 3750 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T25770/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 665431

