



ISTRIA, ŠTINJAN – Building land for sale



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:	USD 266,080.76

Location

Country:	Croatia
State/Region/Province:	Istria
City:	Pula
Posted:	Jun 08, 2026
Description:	
Location:	Istarska županija, Pula, Štinjan.

ISTRIA, ŠTINJAN – Sale of construction land

For sale is a beautiful building plot with a total area of 1,500 m², of which 1,274 m² are for the construction of residential or family houses, the rest are access roads. Located in a quiet and green part of Štinjan, only 1 km from the coast as the crow flies. The plot has a regular shape, with an additional private part of the access road — an ideal basis for the realization of a family home, a luxury villa or an investment project for tourist rental.

The land is located in a zone with complete infrastructure in the immediate vicinity, which significantly facilitates and speeds up the construction process.

The land is located within the scope of the most important urban plans:

PUP Štinjan – Urban development plan of Štinjan

GUP Pula - General urban plan of the City of Pula

PPUG Pula - Spatial plan for the development of the City of Pula

This combination makes the plot extremely attractive both for private construction and for investors.

Land characteristics:



Area: 1500 m²

Regular form - easy positioning of objects

Slightly sloping terrain, perfect for modern design

Several beautiful olive trees on the terrain - ideal for keeping as a decorative element or for your own symbolic olive oil

Access road secured (own share)

Infrastructure nearby: water, electricity, road

1/1 ownership, no encumbrances

Advantages of the location:

Štinjan is a quiet, family-friendly and extremely desirable settlement that has been recording a strong increase in real estate values for years. It is located right by the sea and is surrounded by nature, but in the immediate vicinity of Pula and all important amenities.

Beautiful promenades by the sea and views of the Brijuni National Park

Sports and recreational areas, beaches, bike paths

The perfect combination of peace and proximity to the city

Excellent transport connections: Pula, Fažana, Premantura in a few minutes

A well-known area of luxury villas and modern holiday homes

Authentic Istrian atmosphere, with urban amenities

Štinjan is one of the rare places that offers both the sea and privacy, while maintaining a high attractiveness for domestic and foreign buyers.

Potential and construction possibilities:

Due to the position, peaceful surroundings and proximity to the sea, this land is ideal for:

Family house

Luxury villa with pool

Houses for rent

High tourist standard project

The olive trees on the terrain add charm and authenticity, making the project even more attractive to future guests or buyers.

Ownership neat 1/1

No burden

The zone is fully planned and defined by spatial documents

OPPORTUNITY FOR THOSE WHO WANT THE IDEAL COMBINATION OF PEACE, SEA AND INVESTMENT VALUE

Such positions in Štinjan are in high demand and rarely appear on the market.

This land offers everything that is most important today: top location, proximity to the sea, clean property, excellent infrastructure and high investment potential.



Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.
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Common

Finished sq. ft.: 1500 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T26504/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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