



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



### 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 445,000

### Location

Country:	Croatia
Posted:	Jun 08, 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.

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

Bedrooms:	3
Finished sq. ft.:	160 sq m
Lot Size:	1074 sq m

## Room details

Total rooms:	4
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## Building details

Parking:	Yes
Number of Garages:	1
Number of Floors:	1

## Rental details

Furnished:	Yes
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/IOUL-T26506/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/IOUL-T26506/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

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