



## ISTRIA, PULA - Top investment: House and 4200m<sup>2</sup> of land



### 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 751,969.48

### Location

Country: Croatia  
Posted: Jun 08, 2026  
Description:  
Location: Istarska županija, Marčana, Lobarika.

### ISTRIA, PULA - Top investment: House and 4200m<sup>2</sup> of land

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 m<sup>2</sup> 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 m<sup>2</sup> 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](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

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## Common

Bedrooms:	3
Finished sq. ft.:	160 sq m
Lot Size:	4200 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-T26507/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/IOUL-T26507/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

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