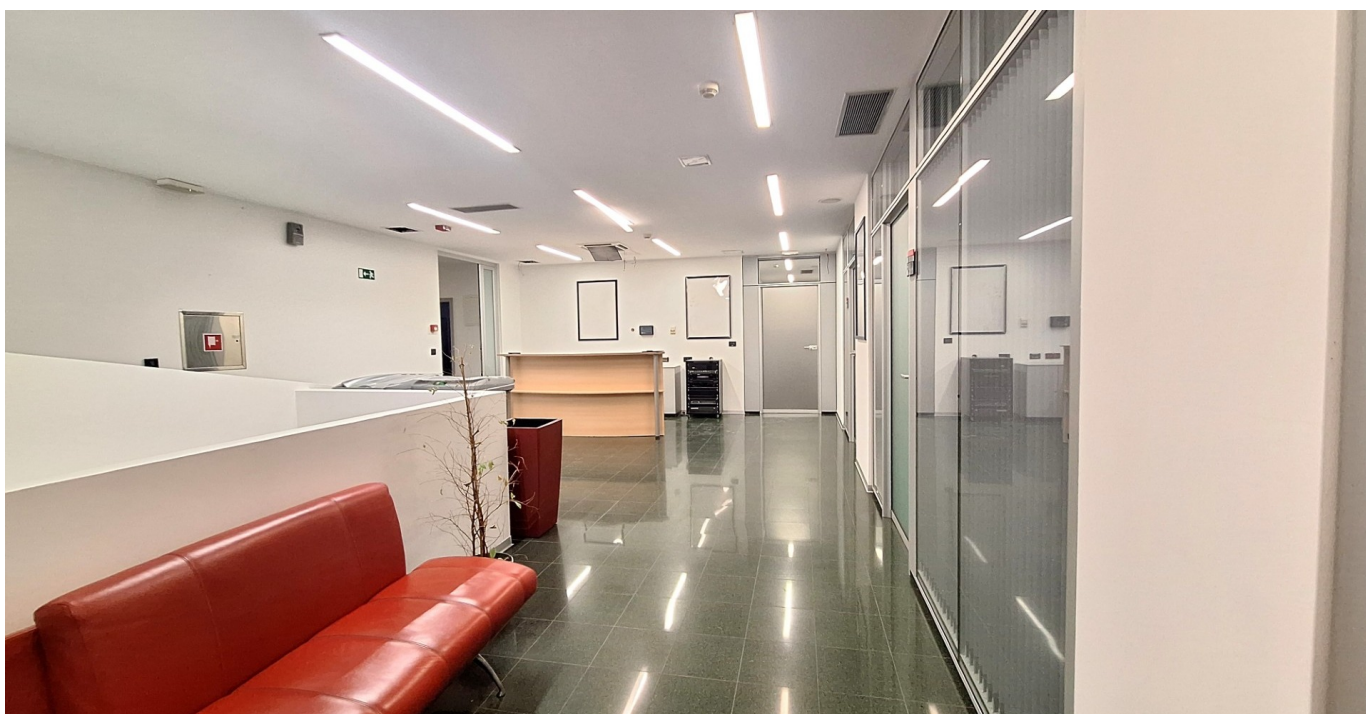




SPACIOUS BUSINESS SPACE IN AN ATTRACTIVE LOCATION

 Centar, Pula

 **4,990 €**
12 €/m²



In the very south of the Istrian peninsula is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this beautiful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years.

Right in the very center of the city of Pula, in an attractive location, this multifunctional business space is located on the first floor with an area of 407 m² with the possibility of renting 60 parking spaces. The aforementioned business space consists of a reception - info desk, elevator, about twenty offices, two meeting rooms, four toilets, kitchen, archive, storage



space, photocopying room, a room that serves as a cleaning store, two entrances. The business space is located in a very busy location and can be used for various business purposes, whether it is an office, clinic, polyclinic, IT sector, notary office, law firm, dental office and the like. The lessor is willing to rent the same for a longer period of time, which gives additional security to the lessee for smooth operation and investment in the same.

The mentioned real estate represents a very interesting real estate for the future lessee in terms of using it for business activities in a very attractive and frequent location, which offers the possibility of a quick return of invested funds precisely because of its irreplaceable location.

FOR ALL OTHER INFORMATION, CALL AT:

+385981748680

dean.zunic@family-nekretnine.hr

Dean Zunic

Licensed agent

Summary

| | | | |
|-------------------|----------------------------------|--------------------------|---------------------|
| LOCATION | Centar, Pula | PROPERTY ID | 3033 |
| PRICE | 4,990 € | TYPE | Office space |
| OFFICE TYPE | Office, clinic, shop | AREA | 407 m ² |
| YEAR BUILT | 2015. | YEAR RENOVATED | 2025. |
| ORIENTATION | Southwest | NUMBER OF FLOORS | - |
| DISTANCE FROM SEA | - | DISTANCE FROM CENTER | - |
| PARKING | Yes | PARKING SPACES | 60 |
| ACCESS ROAD | - | JOINED ROOMS | Pantry |
| CEILING HEIGHT | - | ELEVATOR | - |
| HEATING | Central, Zonal, Air conditioning | JOINERY | Aluminum, Excellent |
| WALLS MATERIAL | Concrete, Gypsum partitions | WALLS CONDITION | - |
| TILES | - | PARQUET | - |
| FACADE | Excellent, Thermal insulation | ROOF | - |
| INTERNAL STAIRS | Excellent | EXTERNAL STAIRS | - |
| SHOP WINDOW | - | OFFICE LOOKING AT | - |
| OWNERSHIP TYPE | Orderly | CERTIFICATE OF OWNERSHIP | Yes |
| USAGE PERMIT | Yes | ENERGY CERTIFICATE | - |



Extra features

- Terrace
- Pantry
- Common rooms

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line
- Optical internet

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