ID: 3404

PULA – MULTIPURPOSE BUSINESS SPACE IN A FREQUENT LOCATION

Centar, Pula

8,400 €
8 €/m²







PULA – BUSINESS PREMISES 1,050 m² IN A GREAT LOCATION WITH GREAT POTENTIAL

Pula, the largest city in the Istrian County, is the economic, cultural and tourist center of the region, which has seen an increasing demand for quality business premises in recent years. Thanks to its excellent transport connections, developed infrastructure and continuous growth of business activities, it is an ideal location for the development of various activities and long-term investments.

A spacious business premises with a total area of 1,050 m² is located in the immediate vicinity of the center of Pula. The height of the space is more than 4 meters, providing numerous possibilities for organizing business, storing goods and adapting the space to the different needs of the future owner or tenant.

The property is located in a quieter part of the city with easy access for delivery vehicles, employees and clients, which makes it suitable for various quiet activities such as a warehouse, distribution or delivery center, wholesale, small market, noise-free production facilities and numerous other business purposes.

A special advantage of the property is the covered entrance area, which allows for easier loading and unloading of goods throughout the year. The space has several large openings that ensure plenty of natural light and quality air circulation. The daylight openings are aluminum.pvc and newer roller doors. An additional value is the possibility of creating another entrance, for which the building's tenants have already obtained consent.

The business space is currently in the unfinished phase, which gives the future owner complete freedom to design and organize according to their own business needs and vision. The facility has a city gas connection and a hydrant network, which further increases the functionality and safety of the space.

It is possible to use parking spaces next to the building with the property, depending on availability at the time of use.

Due to its area, location and customization options, this property represents an excellent opportunity for entrepreneurs, investors and companies looking for large business space with the potential for business development and achieving long-term investment value. A location that is further developing and a space that is becoming more attractive every day due to the environment that is being formed.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Centar, Pula	PROPERTY ID	3404
PRICE	8,400 €	TYPE	Office space
OFFICE TYPE	Multipurpose	AREA	1,050 m²
YEAR BUILT	2008.	YEAR RENOVATED	-

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ORIENTATION	-	NUMBER OF FLOORS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	Very good, Aluminum
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	No external stairs
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Pantry

Infrastructure

- Electricity
- Water
- Gas

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