ID: 3587

SPACIOUS COMMERCIAL PREMISES IN A HIGHLY ATTRACTIVE LOCATION

Vidikovac, Pula

1,250 €
10 €/m²







Pula is a historic city in southern Istria, known for its rich Roman heritage and vibrant Mediterranean atmosphere. In the very heart of the city stands the impressive Roman amphitheatre, the Pula Arena, one of the best-preserved in the world. The city centre is filled with narrow streets, squares, cafés and cultural landmarks that attract visitors throughout the year.

In an attractive location in Vidikovac, Pula, a spacious and pleasant commercial space of 120 m² is available for rent. It is located on the ground floor and offers easy and convenient access. The space is arranged into five separate rooms which together form a pleasant and

connected whole, while also allowing each room to be used completely independently if needed. This layout provides great flexibility in organising the space and enables the future tenant to adapt it to their specific needs and preferred way of working. A special sense of warmth is provided by the fully equipped kitchen with a comfortable office corner. This area gives the premises more than just a traditional commercial purpose – it creates a pleasant environment for breaks, conversations, socialising or everyday work. The premises include two toilets, while there is no bathroom.

Thanks to its size, layout and flexibility, the space is suitable for various activities – offices, salons, educational activities, service-based businesses, creative work and other purposes, depending on the needs and requirements of the activity.

A major advantage is the ground-floor location and wheelchair-accessible entrance, making the premises practical and accessible to a wide range of users.

The premises have two separate entrances – one provides direct access from the street, while the other is accessed through the building, further facilitating the organisation and use of the space.

This is a space that can easily be adapted to different ideas. It can function as one large, connected unit or as several separate workspaces. Everything depends on who brings their vision into the space and how they choose to use it.

A pleasant, bright and flexible space with character – ready to become the place for your business, idea or a new beginning.

For more information and to arrange a viewing, please feel free to contact us.

FOR ALL ADDITIONAL INFORMATION, PLEASE CALL:

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Summary

LOCATION	Vidikovac, Pula	PROPERTY ID	3587
PRICE	1,250 €	TYPE	Office space
OFFICE TYPE	Višenamjenski	AREA	120 m²
YEAR BUILT	2010.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
	-		-

ACCESS ROAD		JOINED ROOMS	
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Air conditioning	JOINERY	Very good, Excellent
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Excellent
FACADE	Good, Very good	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Infrastructure

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

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