



MULTIPURPOSE COMFORTABLE BUSINESS SPACE IN A FREQUENT LOCATION

 Stoja, Pula

 11 €



In the very south of the Istrian peninsula there 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 wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years.

In one of the most attractive parts of the city of Pula, in a very frequent location, this multi-purpose office space on the ground floor with an area of 630 m² is located. The mentioned office space consists of an entrance hall, a large and open space that is suitable for use as one spacious and lighted room, and also offers the future tenant the possibility of partitioning it into numerous smaller rooms or offices, a separate staff room behind the toilet area and



two smaller rooms for storing things, a separate business purpose or space for all employees to socialize. The office space has three separate entrances, which allows the use of the same one for several activities, it has new water and electricity installations, high-quality PVC carpentry throughout the building, it is paved with high-quality wood imitation ceramics in the largest room and a personal area with a toilet, while in the other part tiled with laminate. It has high ceilings, which further increases the sense of spaciousness of the building, eight units of air conditioning, and electric protective shutters at the main entrance to the building. The office space is located in a highly sought-after location, close to all amenities: kindergarten, post office, bank, shop, pharmacy, city swimming pool, shopping center, promenade, beautiful beaches, and is located in a beautifully decorated building with a quiet neighborhood, it has a handful of parking spaces in within the grounds of the building.

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 location, which offers the possibility of a quick return of invested funds precisely because of its irreplaceable location.

FOR ALL OTHER INFORMATION, CALL AT:

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Licensed agent

Summary

LOCATION	Stoja, Pula	PROPERTY ID	2334
PRICE	11 €	TYPE	Office space
OFFICE TYPE	-	AREA	630 m ²
YEAR BUILT	2014.	YEAR RENOVATED	2020.
ORIENTATION	Southeast	NUMBER OF FLOORS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	10
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	345 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick, Concrete, Gypsum partitions	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	Excellent, Laminate
FACADE	SEP, Very good, Thermal insulation	ROOF	Concrete, Flat roof
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Pantry
- Common rooms
- Sea View
- Balcony

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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