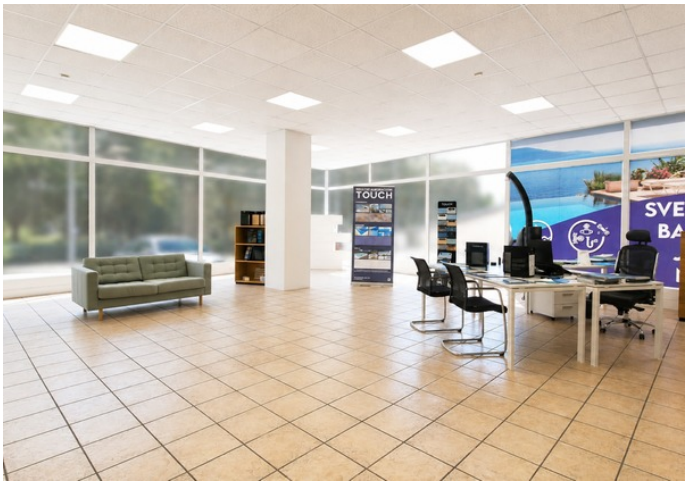
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SPACIOUS BUSINESS SPACE FOR RENT NEAR THE CITY CENTER

Šijana, Pula

5,300 €
10 €/m²







Pula is a city known for its impressive Arena, beautiful beaches, well-maintained promenades, marina, as well as its diverse gastronomic and cultural offer. Thanks to its well-developed infrastructure and all essential amenities such as shops, schools, kindergartens, healthcare facilities, restaurants and public transport, it is an excellent place for comfortable year-round living, as well as one of the most sought-after destinations for real estate investment on the Croatian coast.

Right in Pula, in the Šijana area, on the ground floor of a residential and commercial building, there is a spacious commercial property with a total area of 532 m². Thanks to its large

surface area and functional layout, the property offers numerous possibilities for adaptation to various business activities, such as retail, offices, showroom space, warehouse and sales activities, service businesses or other commercial purposes. The ceiling height is 3 metres, giving the space an additional sense of openness and allowing for efficient organisation of business operations. Heating and cooling are provided by two air-conditioning units, while the premises include two sanitary facilities. An additional practical feature is the auxiliary entrance from the courtyard side, equipped with a roller shutter door, which significantly facilitates deliveries, the handling of goods and everyday logistics. The commercial property includes five secured parking spaces, which is a major advantage for employees, clients and business partners alike. The property is situated in an easily accessible urban location, only 300 metres from the Pula Arena, with excellent connections to other parts of the city.

This commercial property represents an excellent opportunity for entrepreneurs and investors looking for a large ground-floor space, easy access, private parking spaces and an additional entrance suitable for deliveries and the handling of goods. The combination of its size, functionality and excellent urban location makes this property particularly suitable for a wide range of business activities or as a long-term investment.

FOR ALL FURTHER INFORMATION, PLEASE CONTACT:

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Summary

LOCATION	Šijana, Pula	PROPERTY ID	3501
PRICE	5,300 €	TYPE	Office space
OFFICE TYPE	Residential and commercial building	AREA	532 m²
YEAR BUILT	2003.	YEAR RENOVATED	2014.
ORIENTATION	-	NUMBER OF FLOORS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	5
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	300 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	There is none
FACADE	Excellent	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
	Yes		B

USAGE PERMIT		ENERGY CERTIFICATE	

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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