ID: 3574

COMMERCIAL SPACE FOR LEASE IN A HIGH-TRAFFIC LOCATION IN PULA

Centar, Pula

1,300 €
10 €/m²







COMMERCIAL SPACE – PULA, 129 m² – EXCELLENT LOCATION AND NUMEROUS POSSIBILITIES

Pula is the largest city in Istria County and serves as the administrative, economic, and transport hub of the region. The city is known for its well-developed infrastructure, proximity to the sea, excellent transport connections, and year-round activity, making it an attractive location for various business operations.

COMMERCIAL SPACE FOR RENT – 129 m², PULA

This 129 m² commercial space is located on the ground floor in an easily accessible area, very close to Pula's city center and the sea. Thanks to numerous windows, the space is exceptionally bright and pleasant to work in, while its current layout allows for versatile use.

The premises currently comprise an entrance area, two separate rooms, a large central area partitioned into individual units (using PVC/aluminum enclosures), a space suitable for an employee kitchenette, and a separate restroom.

Heating and cooling systems are installed throughout the premises, and the unit has its own separate utility meters. The existing partitioned units can serve as separate workstations, or the layout can be adapted to suit the future tenant's specific needs.

The space is suitable for a wide range of activities—from offices and accounting firms to salons, massage or beauty studios, retail, computer equipment sales, a gaming center, specialized services, and other business ventures. This rental opportunity is ideal for a tenant seeking high-quality commercial space for the long term; a lease of at least two years is preferred.

RENTAL HIGHLIGHTS:

129 m²
Ground floor
Easily accessible location
Close to Pula city center
Close to the sea
Abundant natural light
Functional and adaptable layout
Multiple separate rooms
Flexible space configuration options
Kitchenette
Separate restroom
Heating and cooling systems
Separate utility meters
Suitable for various business activities
Long-term lease preferred (minimum 2 years)
Owned by a corporate entity
Its excellent location, generous size, and adaptability make this space an attractive choice for various types of businesses. If you are looking for a space where you can grow your business over the long term, this location and its 129 m² offer exactly what is becoming increasingly hard to find in the commercial real estate market.

FOR FURTHER INFORMATION AND VIEWINGS, PLEASE FEEL FREE TO CONTACT ME:

ID: 3574

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Real Estate Associate
Family nekretnine d.o.o.

Summary

LOCATION	Centar, Pula	PROPERTY ID	3574
PRICE	1,300 €	TYPE	Office space
OFFICE TYPE	Multipurpose	AREA	129 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Aluminum
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Very good	ROOF	-
INTERNAL STAIRS	No stairs	EXTERNAL STAIRS	Tiled
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Infrastructure

- Electricity
- Water
- Sewerage

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