



SPACIOUS COMMERCIAL SPACE IN AN ATTRACTIVE LOCATION

 Vidikovac, Pula

 **1,750 €**
15 €/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 Roman amphitheatres 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 comfortable 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 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 the way they plan to conduct their business.

A special sense of warmth is provided by the fully equipped kitchen with a comfortable office corner. This area gives the property 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 a variety of activities – offices, salons, educational activities, service-based businesses, creative work and other purposes, depending on the requirements and conditions of the respective activity.

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

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	1,750 €	TYPE	Office space
OFFICE TYPE	Multipurpose	AREA	120 m ²
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	-
	Central, Air conditioning		Very good, Excellent



HEATING		JOINERY	
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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