ID: 3645

LEASE OF MULTIPURPOSE COMMERCIAL SPACE – A SPECIAL OPPORTUNITY IN PULA

Centar, Pula

1,400 €
10 €/m²







MULTI-PURPOSE COMMERCIAL SPACE (144 m²) – INVESTMENT OPPORTUNITY FOR BUSINESS OR TOURISM

PULA – A CITY OF TOURISM AND BUSINESS OPPORTUNITIES

Pula, the largest city in Istria, is renowned for its rich cultural and historical heritage, well-developed tourism sector, beautiful beaches, and year-round business activity. As a key economic and tourist hub in Istria, it offers numerous possibilities for the development of various business and tourism-related ventures.

LOCATION AND PROPERTY DESCRIPTION

Situated within the cadastral municipality of Pula, in a high-traffic area along a major city entry/exit route, lies a multi-purpose commercial space with a total area of 144 m², located on the ground floor.

Positioned just outside the immediate city center, the location offers a quieter environment while maintaining excellent transport links and close proximity to both the city center and the sea. This specific location can be a significant advantage for future operations, particularly for businesses that rely on accessibility for clients, users, and guests.

The property features a main front entrance as well as an additional rear entrance, which can serve as a private access point or be used for loading and unloading purposes.

The interior consists of four separate rooms, a central multi-purpose area, and an entrance section that could be configured as a reception or welcome area. The central section is currently set up as a kitchen and living area, but it could also function as a communal space for relaxation and socializing. FEATURES AND AMENITIES

- 144 m², ground floor
- Four spacious, separate rooms
- Two separate entrances
- Two bathrooms with showers
- Two separate toilets, plus an additional area with two separate showers
- Additional storage space and a boiler room
- Four air conditioning units and central heating throughout the premises
- Separate electricity and water meters
- TV wiring installed in all rooms (currently configured as bedrooms/private rooms)
- Ceramic flooring in the entrance and living areas; laminate flooring in the rooms
- Large, floor-to-ceiling brown aluminum glass partitions/windows, with the option to open smaller window sections

CONDITION AND RENOVATION POTENTIAL

The space requires an aesthetic refresh and customization to suit the needs of the future business, though it does not require a complete renovation. The existing infrastructure, sanitary facilities, and heating/cooling systems provide a solid foundation for adapting the space to a new business concept.

POTENTIAL USES

Thanks to its functional layout and existing amenities, the space is suitable for a variety of business activities:

- Tourism – a hostel or small-scale accommodation facility.
- Residential care or assisted living facility – subject to meeting the prescribed regulatory requirements.
- Wellness and beauty center – massages, cosmetic treatments, and body care.
- Care and rehabilitation center – individual treatments and specialized services.
- Business and office operations – corporate representative offices, administrative offices, or consultancies. - Educational or creative center – workshops, courses, and various programs.

Four separate rooms allow for the creation of individual offices, treatment rooms, or workspaces, while the central area can be set up as a reception or a common space for clients and staff.

INVESTMENT OPPORTUNITY

This commercial space represents an attractive opportunity for entrepreneurs and investors seeking a property with existing infrastructure that can be adapted to suit specific business plans.

Key features include a functional layout, two entrances, sanitary facilities, separate utility meters, and a location that offers the best of both worlds: proximity to the city center and the sea, while situated in a somewhat quieter environment.

This property offers more than just square footage—it provides an opportunity to develop your own business idea or tourism concept, or to secure a long-term lease with the flexibility to customize the space, all within the Pula area. Certainly an opportunity not to be missed.

FOR ANY FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE FEEL FREE TO CONTACT ME:

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Summary

LOCATION	Centar, Pula	PROPERTY ID	3645
PRICE	1,400 €	TYPE	Office space
OFFICE TYPE	Multipurpose	AREA	144 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
ACCESS ROAD	-	JOINED ROOMS	-

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CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central, Air conditioning	JOINERY	Aluminum
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Good	ROOF	-
INTERNAL STAIRS	No stairs	EXTERNAL STAIRS	-
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Pantry

Infrastructure

- Electricity
- Water
- Gas

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