



# EXCLUSIVE BUSINESS AND RESIDENTIAL BUILDING IN A GREAT LOCATION

📍 Štinjan, Pula

🏷️ **175,000 €**  
2,431 €/m<sup>2</sup>



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.

Right in the city of Pula, in a very beautiful and popular location in Štinjan, there is this business-residential space on the ground floor of 52 m<sup>2</sup> with a 20 m<sup>2</sup> beautifully decorated terrace. The space has its own separate entrance and is currently undergoing complete renovation and will consist of three rooms, a bathroom, a toilet and a terrace. The space is



equipped with high-quality PVC carpentry with double glazing, has one air conditioning unit, a large number of daylight openings, ceramic floor coverings, a spacious tiled terrace surrounded by natural plants, and a parking space at the very entrance to the building.

Due to its excellent location, surface area, price and proximity to the accompanying facilities, the mentioned space represents a very interesting real estate to the future buyer, whether for an investment with a guaranteed long-term return of funds or for use as a year-round residence in a very nice location near all facilities for family housing.

FOR ALL OTHER INFORMATION, CALL AT:

+385981748680

dean.zunic@family-nekretnine.hr

Dean Zunic

Licensed agent

## Summary

|                   |                                     |                          |                   |
|-------------------|-------------------------------------|--------------------------|-------------------|
| LOCATION          | Štinjan, Pula                       | PROPERTY ID              | 2332              |
| PRICE             | 175,000 €                           | TYPE                     | Office space      |
| OFFICE TYPE       | Residential and commercial building | AREA                     | 72 m <sup>2</sup> |
| YEAR BUILT        | 2005.                               | YEAR RENOVATED           | 2018.             |
| ORIENTATION       | Southwest                           | NUMBER OF FLOORS         | 1                 |
| DISTANCE FROM SEA | -                                   | DISTANCE FROM CENTER     | -                 |
| PARKING           | Yes                                 | PARKING SPACES           | 1                 |
| ACCESS ROAD       | -                                   | JOINED ROOMS             | -                 |
| CEILING HEIGHT    | 350 cm                              | ELEVATOR                 | -                 |
| HEATING           | Air conditioning, Wood stove        | JOINERY                  | Very good, PVC    |
| WALLS MATERIAL    | Brick, Concrete                     | WALLS CONDITION          | -                 |
| TILES             | -                                   | PARQUET                  | -                 |
| FACADE            | SEP, Very good                      | ROOF                     | Channels          |
| INTERNAL STAIRS   | -                                   | EXTERNAL STAIRS          | -                 |
| SHOP WINDOW       | -                                   | OFFICE LOOKING AT        | -                 |
| OWNERSHIP TYPE    | Orderly                             | CERTIFICATE OF OWNERSHIP | Yes               |
| USAGE PERMIT      | -                                   | ENERGY CERTIFICATE       | -                 |



## Extra features

- Terrace
- Pantry
- Common rooms
- Yard

## Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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