




BUSINESS SPACE IN A GREAT LOCATION

 Stoja, Pula

 **166,000 €**
1,395 €/m²



Pula, as the largest and most developed city in Istria, offers many opportunities and diverse facilities. With a developed economy and tourism and as the student center of Istria, untouched nature is found on all edges of the city in every direction. As such, the city of Pula is an ideal destination for anyone who loves the charm of a tourist and historical center combined with beautiful Mediterranean nature.

The business premises are located in a beautiful growing neighborhood of Pula, Stoja, near the Max city Stoja shopping center, Stoja Elementary School and the most popular beach - Valkana. It is located on the ground floor of a beautiful apartment building, and is entered from a very wide sidewalk, which can also potentially add a few tables. It is a business



premises for catering purposes, consisting of a serving area, a food preparation area, three toilets, a toilet hall, and a terrace, with a total area of 118.64 m².

The interior of the once popular gathering place among Pula's public figures was renovated about 30 years ago. At the very entrance there is an internal catering area with tables for about 30 guests, toilets and a bar. The height in that part is over 3 meters. On the left side is a wide passage that leads to the sunny, spacious and 4 m high closed terrace of the building for about 15 tables. The food preparation area extends along the entire rear, from the space behind the bar, all the way to the terrace. The building has water, city gas and electricity connections, including three-phase.

The buyer of this office space gets an object that is located in a very frequent position, and already has a potential clientele. A large number of tenants, proximity to beaches, schools and a shopping center, along with an initial investment in its modernization, are a guarantee of a quick return on investment and long-term successful operation.

For all other information, call:

+385 91 539 6446

edita.premate@family-nekretnine.hr

Edita Premate Panić

Mediation Assistant

Summary

LOCATION	Stoja, Pula	PROPERTY ID	2350
PRICE	166,000 €	TYPE	Office space
OFFICE TYPE	Catering	AREA	119 m ²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	South	NUMBER OF FLOORS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	400 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Wooden, PVC
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Excellent	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	Excellent
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Terrace

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

[View original listing](#)