ID: 3491

EXCLUSIVE SALE COMMERCIAL SPACE PJEŠČANA UVALA

Pješčana Uvala, Medulin

137,900 €
4,597 €/m²







Pješčana Uvala is an attractive coastal settlement located in the immediate vicinity of Pula, known for its well-maintained beaches, seaside promenade, restaurants and cafés, and pleasant Mediterranean atmosphere. Excellent transport connections with Pula and the surrounding areas, a well-developed tourist offer, and proximity to the sea make this location attractive both during the tourist season and for year-round living and business activities.

The property for sale is a commercial space with a total area of 30 m², located on the ground floor of the building, directly by the road. It is situated only 140 metres from the sea as the crow flies and approximately 160 metres from the centre of the settlement. The property has a

southeast orientation, is registered as a separate condominium unit, and in its current physical layout consists of a traditional Istrian-style storage room (konoba) and a ground-floor garage.

The most recent renovation was carried out in 2024, when the paving was renewed and new PVC doors were installed. A parking space is also located next to the commercial premises, providing additional practical value in this location.

The premises currently do not have sanitary facilities or a heating system. There are also no separate electricity and water meters, meaning that separate utility metering needs to be installed.

Thanks to its ground-floor position, direct access from the road, proximity to the sea and the centre of Pješčana Uvala, as well as the possibility of further adaptation according to the future owner's needs, this property represents an interesting opportunity for buyers looking for a smaller commercial space in an attractive location.

FOR FURTHER INFORMATION:
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Summary

LOCATION	Pješčana Uvala, Medulin	PROPERTY ID	3491
PRICE	137,900 €	TYPE	Office space
OFFICE TYPE	Special purpose	AREA	30 m²
YEAR BUILT	-	YEAR RENOVATED	2024.
ORIENTATION	Southeast	NUMBER OF FLOORS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	1
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	Wooden
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Good	ROOF	-
INTERNAL STAIRS	Good	EXTERNAL STAIRS	-
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Infrastructure

- Electricity
- Water

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