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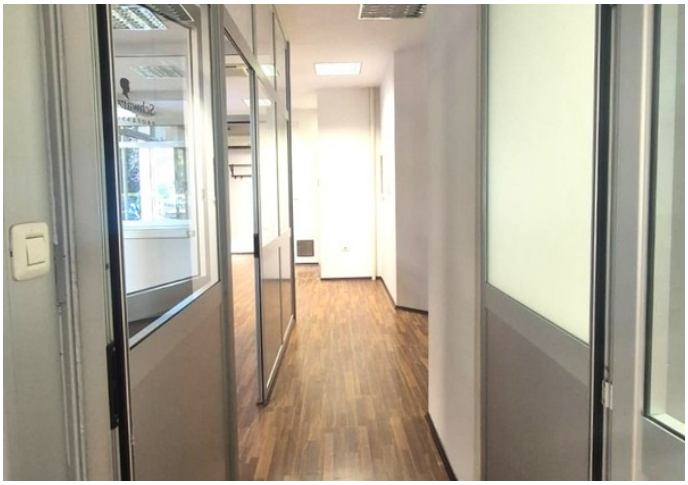
EXCLUSIVE SALE OF COMMERCIAL PREMISES IN A HIGH-TRAFFIC LOCATION IN PULA

Pula

404,900 €
3,139 €/m²







COMMERCIAL SPACE – PULA, 129 m² – EXCELLENT LOCATION AND NUMEROUS POSSIBILITIES

Pula is the largest city in Istria County and serves as the administrative, economic, and transport hub of the region. The city is recognized for its well-developed infrastructure, proximity to the sea, excellent transport connections, and year-round activity, making it an attractive location for various business operations.

Situated in the immediate vicinity of the city center yet easily accessible, this ground-floor commercial space spans a total area of 129 m². The premises feature an excellent layout,

abundant natural light, and numerous windows, creating a pleasant and functional working environment.

A key advantage of the space is its flexibility and adaptability to various business needs. It is currently organized into two separate rooms with their own entrances, alongside a larger central area using PVC/aluminum joinery. While the existing layout can be retained, the space also offers the potential for reconfiguration and opening up the floor plan, depending on the future tenant's requirements.

The unit includes an entrance area, a separate room suitable for an employee kitchenette, and a separate restroom. The floors are finished with laminate, and the premises are equipped with a heating and cooling system.

Numerous windows ensure an abundance of natural light, complemented by the option for additional ventilation via smaller PVC/aluminum hopper windows. Given its size, ground-floor location, accessibility, and layout, the space offers numerous business possibilities—such as a retail outlet for consumables, a beauty or massage salon, a dental practice, a children's playroom, a computer equipment store, an accounting firm, general office space, and various other commercial uses.

KEY FEATURES:

129 m² of commercial space
Ground-floor location
Excellent, easily accessible location in Pula
Immediate proximity to the city center
Close to the sea
Abundant natural light
Numerous windows
Openable PVC/aluminum windows
Two separate rooms plus a large central area
Possibility to customize and reconfigure the layout
Separate room suitable for a kitchenette
Separate restroom
Laminate flooring
Heating and cooling system throughout the space
Separate utility meters
Clear title
Property free of encumbrances
Owned by a company – VAT applies in accordance with current tax regulations
With its location, size, and flexibility, this space provides an excellent foundation for starting

or expanding a business, as well as an investment opportunity with long-term commercial value.

A 129 m² space in a location like this is a rare find on the market. Whether you are looking for a space for your own business or a property for investment, this is an opportunity worth considering.

For further information and to arrange a viewing, please feel free to contact me:

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Summary

LOCATION	Pula	PROPERTY ID	3573
PRICE	404,900 €	TYPE	Office space
OFFICE TYPE	Multipurpose	AREA	129 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Aluminum
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	Laminate
FACADE	Very good	ROOF	-
INTERNAL STAIRS	No stairs	EXTERNAL STAIRS	-
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Common rooms

Infrastructure

- Electricity
- Water
- Sewerage

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