

## Prodaje se vrhunski poslovni prostor površine 1400 m2 u Puli, Pula. Commercial property



### Seller Info

Name: Estate Istra  
First Name: Estate  
Last Name: Istra  
Company Name: Estate Istra - Pirun j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.estateistra.com>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Šijanska, 1/D  
Mobile: 00385914976328  
Phone: 00385912219218  
About us: ESTATE ISTRA is a company specializing in real estate in Istria. We have personally inspected each property and we will be your guide from the beginning to the end of the realization of your sale or lease.

What makes us different from other agencies?

#### LOWEST PRICE

**GUARANTEE**-We guarantee the lowest prices for the same property on the market to our customers and tenants.

The contract between the property owner and ESTATE ISTRA will be concluded only if the property owner guarantees that ESTATE ISTRA has offered the best price for the property and that they will not offer a better price to any other agency or offer a better price on the property

themselves than the one published on the ESTATE ISTRIA website.

**WE PERSONALLY CHECK AND INSPECT EVERY PROPERTY.** All of the properties have been personally inspected, carefully selected and photographed to ensure the appropriate standard, correct information, as well as accurate and updated descriptions. Working directly with property owners, we provide our clients with the best service and the highest standards.

**WE SPECIALITZE IN ISTRIA REAL ESTATE**

Unlike large agencies, we provide you with first-hand local information. Whether you're looking for a property or looking to sell or lease it, contact us – we've spent our whole lives here and we know the Istria area, as well as its offer and demand very well. If we don't offer a property you're looking for, we will find it for you.

**WE ARE YOUR GUIDE FROM THE BEGINNING TO THE END OF YOUR PROPERTY SALE OR LEASE**

We organize a legal service that handles all tasks for our clients related to register and ownership verification, legal document creation up to the submission of necessary

documents for tax assessment,  
and registration of ownership  
for the purchased property.  
Reg No.: Agent: 1/2022

## Listing details

### Common

Title: Prodaje se vrhunski poslovni prostor površine 1400 m2 u Puli  
Property for: Sale  
Property area: 1400 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 9  
Price: 2,500,000.00 €  
Updated: Jul 12, 2024

### Condition

Built: 2005  
Last renovation: 2023  
Condition: Newly adapted

### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Pula  
Quarter: Šijana  
ZIP code: 52100

### Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes

### Additional information

Infrastructure: Electricity, Telephone installation  
Access with vehicle: Car

### Heating

Heating type: air-conditioner



## Parking

Number of parking spaces: 14

## Description

Description: Office space of 1400 m<sup>2</sup> in an excellent location in Pula, close to shopping centers and the ring road. Ground floor and first floor, modernly equipped! Commercial space of 1400 m<sup>2</sup> in an excellent location in Pula is for sale. The modern, newly decorated office space is located on the ground floor and on the first floor. It is currently used as a call center and consists of a large open space on both floors, a meeting room with a projector, toilets, a covered terrace at the back and parking spaces. A new ceiling heating, cooling and ventilation system was also installed. Located near the exit from the city, yet close to shopping centers, restaurants, banks, pharmacies, bus station and other facilities. The space can be used in many ways, and is ideal for a bank, store with showroom, IT company and the like. In addition to the sale, there is also the possibility of renting 1,050 m<sup>2</sup> at a price of EUR 16,000 per month. Pula is the administrative center of Istria with a long tradition of winemaking, fishing and tourism, it is a transit port and the cultural center of Istria since Roman times. Business premises arranged in this way in one of the most desirable locations, with as many as 14 parking spaces, are a real rarity in Pula. If you have ambition and a good idea, contact us because this is the business space you need.

## Additional contact info

Reference Number: 572723  
Agency ref id: 408  
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