

## MATULJI - prodajno-proizvodni skladišni prostor 400m2 s 638m2 dvorišta, Matulji, Commercial property



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	MATULJI - prodajno-proizvodni skladišni prostor 400m2 s 638m2 dvorišta
Property for:	Sale
Office space type:	warehouse - workshop
Property area:	400 m <sup>2</sup>
Number of Floors:	2
Floor:	1
Bedrooms:	8
Bathrooms:	1
Price:	1.00 €
Updated:	Jun 19, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Matulji
City area:	Jušići
ZIP code:	51211

### Permits

Ownership certificate:	yes
------------------------	-----



### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Heating

Central heating:	yes
------------------	-----

### Parking

Garage:	yes
Number of parking spaces:	7
Covered parking space:	yes

## Description

Description:

MATULJI - sales and production warehouse space 400m<sup>2</sup> with 638m<sup>2</sup> yard  
Matulji is a municipality in the Primorje-Gorski Kotar County, geographically speaking, it is located in the heart of Istria. About 11 thousand inhabitants live on the surface of 175.6 km<sup>2</sup>, which gives a population density of 63 persons/km<sup>2</sup>. There are slightly more than 7,000 able-bodied people in 23 settlements under the administration of Matulji Municipality. Craftsmanship and small entrepreneurship in the territory of Matulji municipality developed from the very beginning, so even today they are the main economic carriers. There are 595 entrepreneurs operating in the municipality of Matulji, of which: Small businesses: 238 Medium-sized businesses: 4 We offer a business building with a garage for sale. It is located on land with a total area of 897m<sup>2</sup>, of which the yard is 638m<sup>2</sup>, and the office building and garage total 259m<sup>2</sup>. The property in nature consists of 2 floors - GROUND FLOOR + FLOOR connected with an internal staircase. GROUND FLOOR - consists of two large rooms next to each other of 100m<sup>2</sup> each with a separate entrance that can be a warehouse or workshop 1ST FLOOR - consists of one large room that can also be a warehouse or workshop (100m<sup>2</sup>) + office space consisting of large sales and exhibition space and one smaller office, one large office and bathroom with toilet. Oil central heating and one air conditioner in the office. Nicely arranged and asphalted garden with a part that needs to be arranged. It is located in a fairly frequent position next to the main road. Sufficient parking spaces, and possible access of trucks and tow trucks to the warehouse itself. Ideal real estate for business purposes, such as a production plant, production-warehouse, sales-warehouse, and the like. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28647

## Additional contact info

Reference Number: 579392

Agency ref id: 28647