

## ISTRA, PULA, VERUDA - Rijetka nekretnina nadomak mora s poslovnim prostorom, Pula, House



### Seller Info

Name:	Agencija Dux nekretnine
E-mail:	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:	<p>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.</p> <p>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</p>

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:	ISTRA, PULA, VERUDA - Rijetka nekretnina nadomak mora s poslovnim prostorom
Property for:	Sale
House type:	detached
Property area:	675 m <sup>2</sup>
Lot Size:	1100 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	1
Price:	3,500,000.00 €
Updated:	Aug 20, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Pula
City area:	Veruda
ZIP code:	52100

### Permits

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

### Additional information

Energy efficiency:	A+
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### Heating

Central heating: yes

## Parking

Number of parking spaces: 7

## Description

Description:

ISTRIA, PULA - A unique business building in an attractive location in the city. We are proud to present this rare opportunity of an excellent office building located in a non-exclusive location in the city. It is a modern building located in a sought-after location, while the office space offers a unique view of the sea. We are sure that this kind of view can awaken ingenuity in people, which makes this facility perfect for all those who are looking for a long-term solution for their business. In short, it is a building built in 2006, which was conceived as one of the many Pula attractions. With its unusual slopes, this building simply catches the eye, as well as its extraordinary architecture and smart design solutions. We are sure that the previously unseen and almost magical light installations also contribute to this. In addition to all that has been mentioned, it is important for us to point out that future owners have the opportunity to easily change the external appearance of the building, which is helped by ingenious design and architectural solutions. Then, you have the opportunity to convert the facility into something that better suits your needs and desires or your type of business.

**PROPERTY DESCRIPTION:** This office building consists of a total of 675m<sup>2</sup> NET space, which is divided into 3 floors, ground floor and two floors. On the ground floor of the building there is a garage for cars with additional parking for visitors, the entrance to the building divides the ground floor into two parts, which are a space that serves as a larger storage space, as well as office and meeting rooms. This floor has sanitary facilities for guests and workers. Through the internal staircase, we then approach the first floor of the building, which can be considered the main floor for receiving guests and business partners. Additional office spaces, numerous meeting rooms, a kitchen for workers and sanitary facilities are located here. This floor of the building also has its own access to the landscaped garden, perfect for relaxing in the fresh air while socializing with colleagues and partners. Further down the same internal staircase, we approach the last third floor, which consists of an area for receiving guests or business partners, the main office of the building, and a spacious conference hall, perfect for reflecting presentations and larger business meetings. Of course, this floor also has its own sanitary facilities.

**ADDITIONAL INFORMATION:** This building is an example of the perfect cohesion of architecture and smart light installations, it is made of "Porotherm bricks" and state-of-the-art recycled glass panels and is the winner of the international award "Wienerberger special prize", which recognizes the best architectural brick project. The base of the building is a simple cube made of brick and concrete, which is double-clad, outside and inside. The external appearance of the building is made of panels made of pressed glass that do not follow the structural logic of the house or the concept of the interior, but serves as a stretched

canvas that stands out with its whiteness in the colorful landscape during the day, and at night becomes a projection of light effects located within the facade itself. What future owners need to know is how it is possible to change the external appearance of the building in case of desire or need. Given that the interior of the building has almost no partition walls, future owners have the opportunity to maximally adapt the interior space to their own needs and wishes with minimal costs. What may potentially interest the majority is the fact that according to the spatial plan of the city, another floor can be added to the building. Additionally, the building has 20 kW solar panels on the roof and a new air conditioning and ventilation system. In addition to being an environmentally responsible solution, solar panels can significantly reduce energy costs, while a new air conditioning and ventilation system ensures comfort and indoor air quality. \* It is a unique office building that is actually located in a mixed-use zone, which means that it offers its future owners endless opportunities for the development of various ideas. So it is almost independent whether you are looking for the perfect space to build your own home or to develop your business, this property represents an ideal opportunity for everyone.\* The fact that there is no urbanized land around the house, further emphasizes the feeling of privacy and peace. This can provide added value, especially for those who value privacy and want to feel removed from the hustle and bustle of the city. For more information, questions or wish to organize a tour of the facility and its location, please feel free to contact us at any time. 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: 32740

## Additional contact info

Reference Number: 633859  
Agency ref id: 32740