

## OPATIJA, POBRI – poslovna zgrada površine 256 m<sup>2</sup>, Opatija - Okolica, Commercial property



### 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:	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:	OPATIJA, POBRI – poslovna zgrada površine 256 m <sup>2</sup>
Property for:	Sale
Property area:	350 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	2
Price:	600,000.00 €
Updated:	Oct 23, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Opatija - Okolica
City area:	Pobri
ZIP code:	51410

### Permits

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

### Additional information

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



### Heating

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

### Parking

Number of parking spaces:	7
Covered parking space:	yes

### Description

Description:	OPATIJA, POBRI - office building with an area of 256 m <sup>2</sup> For sale is a detached office building in an attractive location in Pobri. The facility has its own entrance
--------------	--

and the possibility of truck access. It is 2.5 km from the center of Opatija and 3 km from the highway. It is located on a construction plot of 1,116 m<sup>2</sup>. The total building area of 256 m<sup>2</sup> consists of four units. The first unit is rented as an apartment, equipped with a kitchen, bedroom, bathroom and terrace. The second room is used as a workshop for restoring furniture and antiques, with enough space for tools and equipment. The third room / hall is currently intended for carpentry and furniture making. Between the second and third rooms there is a small tavern, suitable for storage, while the fourth room is currently used as a paint shop, but is in the process of being converted into an additional apartment with a finished bathroom. All rooms are heated with wood-fired central floor heating. This space has enormous potential and offers numerous opportunities for various business purposes. There is a possibility of buying an apartment on the ground floor of the neighboring house, 1 bedroom + living room, 58 m<sup>2</sup>, with direct access to the courtyard of the office building. We are glad that you are interested in the properties in our offer. For any additional questions and arranging a viewing of the property, please feel free to contact us. 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: 34333

### Additional contact info

Reference Number: 663487  
Agency ref id: 34333  
Contact phone: +385 91 950 4277