

**RIJEKA - POSLOVNI PROSTOR 176 M2 NA ODLIČNOJ LOKACIJI!!!****Rijeka, Ticari emlak****Satıcı Bilgisi**

Ad: Exclusive Nekretnine  
Ekle: Exclusive  
Soyad: Nekretnine  
Firma Adı: Exclusive nekretnine d.o.o.  
Service Type: Selling and renting  
Web Sitesi: <https://www.exclusive-nekretnine.hr>  
Ülke: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
Posta Kodu: 51410  
Adres: Maršala Tita 65  
Mobile: +385(0)91/887-5855  
Phone: +385(0)51/498-068  
Hakkımızda: Founded in 2017 and situated in the heart of Opatija, on Maršala Tita Street No.65, and Kralja Tomislava 2 Crikvenica theExclusive nekretnine d.o.o has operated successfully in the entire area of Opatija,Rijeka,Crikvenica,Krk and his surroundings. In compliance with the Law of Intermediation on Real Estate, the Agency performs all required judicial activities to allow the most convenient market price at the moment of the real estate purchase and sale.

The Agency is a real estate licence holder and signatory to the Code of Business Ethics of the Croatian Chamber of Commerce. Its main activities consist of purchase intermediation, rental, sale and exchange of real estate

properties.

In addition, the Agency collaborates with external experts on matters of real estate evaluation and Energy Performance Certification.

For all our clients, we perform a complete verification of the official documentation found in the Land Registry as well as in the Cadastral records, from which we certify the property of the real estate.

#### Liste ayrıntıları

### Genel

|                |                                                          |
|----------------|----------------------------------------------------------|
| Başlık:        | RIJEKA - POSLOVNI PROSTOR 176 M2 NA ODLIČNOJ LOKACIJI!!! |
| Emlak:         | Satılık                                                  |
| Metre Kare:    | 176 m²                                                   |
| Kat Sayısı:    | 16                                                       |
| Yatak Odaları: | 6                                                        |
| Fiyat:         | 217,000.00 €                                             |
| Asansör:       | evet                                                     |
| Gönderildi:    | 11.10.2023                                               |

### Durum

|              |      |
|--------------|------|
| Oluşturuldu: | 1980 |
|--------------|------|

### Konum

|                      |                             |
|----------------------|-----------------------------|
| Ülke:                | Croatia                     |
| Eyalet / Bölge / İl: | Primorsko-goranska županija |
| Şehir:               | Rijeka                      |
| Şehir alanı:         | Podmurvice                  |
| Poštanski broj:      | 51000                       |

### İzinler

|                   |      |
|-------------------|------|
| İnşaat ruhsatı:   | evet |
| Sahiplik belgesi: | evet |



### Ek Bilgi

Enerji verimliliği: B

## Isıtma

Merkezi ısıtma: evet

## Tanım

Ek bilgi:

**RIJEKA - POSLOVNI PROSTOR 176 M2 NA ODLIČNOJ LOKACIJI!!!** Prodaje se poslovni prostor u širem centru grada Rijeke, ukupne površine 176 m2, na odličnoj lokaciji, uz glavnu prometnicu, udaljen cca 200 m od ulaza na riječku zaobilaznicu i u blizini svih potrebnih sadržaja. Prostor je smješten u prizemlju stambene zgrade, trenutno je u funkciji uredskog prostora, a može se koristiti i za druge namjene, kao što su ordinacija, trgovina i slično. Sam prostor je u urednom stanju, sastoji se od hodnika, 6 kancelarija, 2 sanitarna čvora, čajne kuhinje i spremišta. Sve prostorije su opremljene klima-inventrer uređajem, osim toga postoji i mogućnost grijanja preko centralnog grijanja na gradsku toplanu, koje je trenutno odspojeno. Ovisno o potrebama vlasnika, kao i o budućoj namjeni, prostoru je potrebno osvježanje i barem djelomična adaptacija. Vlasništvo je uredno, bez tereta, vlasnik je tvrtka, u vlasničkoj dokumentaciji su tri poslovna prostora, koja su u naravi jedan. Mogućnost parkinga je uz sam poslovni prostor, odnosno uz zgradu u kojoj se nalazi ili na obližnjem velikom parkiralištu. **NEKRETNINA S VELIKIM POTENCIJALOM !!! PRILIKA - NE PROPUSTITE !!! RIJEKA - BUSINESS SPACE 176 M2 IN A GREAT LOCATION!!!** Business premise for sale in the wider center of the city of Rijeka, with a total area of 176 m2, in an excellent location, next to the main road, approx. 200 m from the entrance to the Rijeka bypass and close to all necessary amenities. The space is located on the ground floor of an apartment building, it is currently used as an office space, and it can also be used for other purposes, such as a doctor's office, shop, etc. The space itself is in good condition, it consists of a hall, 6 offices, 2 bathrooms, a kitchenette and a storage room. All rooms are equipped with an air-conditioner, in addition, there is also the possibility of heating via central heating at the city heating plant, which is currently disconnected. Depending on the needs of the owner, as well as on the future purpose, the space needs refreshment and at least partial adaptation. The property is in order, without encumbrances, the owner is a company, in the ownership documentation there are three business premises, which are essentially one. The possibility of parking is next to the business premises, i.e. next to the building in which it is located or in the nearby large parking lot. **PROPERTY WITH GREAT POTENTIAL!!! OPPORTUNITY - DON'T MISS !!! ID KOD AGENCIJE: 1652**

## Ek iletişim bilgileri

İç referans numarası: 468973

Agency ref id: 1652