

## ISTRIA ADRIA

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|                            |                      |
|----------------------------|----------------------|
| <b>Code :</b>              | 10746                |
| <b>Location :</b>          | Labin                |
| <b>Building size :</b>     | 81.14 m <sup>2</sup> |
| <b>Garden size :</b>       | 0.00 m <sup>2</sup>  |
| <b>Air conditioning :</b>  | Yes                  |
| <b>Energy efficiency :</b> | Not specified        |

**Price :** 149.000 €

### ISTRA, LABIN - COMMERCIAL SPACE IN THE OLD TOWN

The commercial space located on the ground floor of the building consists of two separate parts:

A 50 m<sup>2</sup> area - several rooms including a storage room, a toilet, and a spacious covered and enclosed terrace with a beautiful sea view.

A 20 m<sup>2</sup> area - one room with a separate toilet.

The spaces can be connected, and a conceptual design project for this purpose has already been created. Access is provided via a shared external terrace.

This property offers exceptional potential for various activities (such as beauty salons, hair salons, etc.) and represents an excellent opportunity for starting or expanding a business.

