

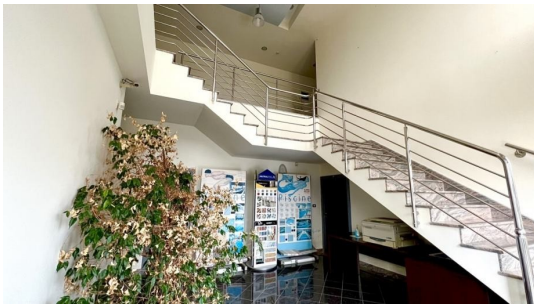
ISTRIA ADRIA

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Code :	11920
Location :	Buje
Building size :	884.35 m ²
Garden size :	0.00 m ²
Number of floors :	1
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	2004

Price : 1.450.000 €

For sale is a warehouse-office property located in a general-purpose business zone in Buje, on a plot of land with a total area of 1,930 m².

The building is suitable for production, storage, logistics, and other business activities, consisting of a ground floor and one upper floor with clearly separated storage and office areas.

Space layout:

Ground floor – office area (181 m²):

- office rooms
- sanitary facilities
- staircase leading to the upper floor / administrative area

From the ground floor, there is direct access to the storage hall with an area of 496 m², which offers a large and functional space for industrial and logistics activities.

Storage space:

- area: 496 m²
- height: 5.50 m
- dimensions: 16 m x 30 m
- access available from both sides of the building
- sufficiently large yard space for truck maneuvering
- specially separated area for storing high-risk materials

Location and infrastructure:

The property is situated in a partially developed, but fully serviced business zone. Access is provided from a public asphalt road.

Parking is ensured:

- in the yard of the commercial building
- in public parking areas nearby

In close proximity, there is a shopping center and a gas station,

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while all administrative, management, and business facilities in the center of Buje are within 1 km.

Transport connectivity:

- railway station and port of Koper (30 km)

- Pula Airport - 86 km

For additional information, please