

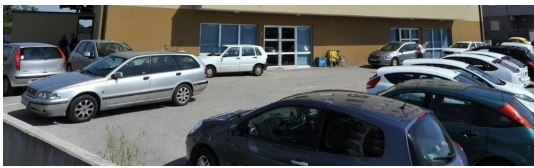
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	12479
<b>Location :</b>	Pula
<b>Building size :</b>	129 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	5
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 309.000 €

PULA - Business space with two entrances in an excellent location

For sale is a spacious and functional business space located on the ground floor in an attractive and easily accessible location in Pula.

The total area of the space is approximately 129 m<sup>2</sup>, and a special advantage is that it has two separate entrances (front and rear), allowing for various business purposes and flexibility in organizing the space.

The space consists of one large unit, providing the future owner with the opportunity to customize and arrange it according to their own needs and activities.

Additional advantages:

- 5 secured parking spaces
- Ground floor location with excellent access
- Energy class A+
- Clear ownership 1/1, without encumbrances
- Usage permit
- Immediately available for occupancy

This property represents an excellent opportunity for various business activities - office, retail, or service-oriented, thanks to its location and functionality.

For more information, please