

ISTRIA ADRIA

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Code :	13603
Location :	Pula
Building size :	675 m2
Lot size :	1120 m2
Garden size :	0.00 m2
Distance from center :	2500 m
Distance from sea :	250 m
Number of floors :	3
Number of bedrooms :	12
Number of rooms :	12
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2006

Price : 3.500.000 €

Pula, Veruda! Top location! Office building!

In an excellent location in Pula, we offer a commercial building consisting of a basement, ground floor, and first floor.

The house is designed so that there is a garage of 100 m2 in the basement, 4 offices of approx. 12 m2, a large conference room of 80 m2, a kitchen of 15 m2 and sanitary facilities, and two large storage rooms of 80 m2.

There are 5 spacious offices and a sanitary area on the ground floor of the house.

On the house's first floor, there is a large conference room of 113 m2, two offices of 30 m2 each and three sanitary facilities.

Internal stairs lead from the basement to the first floor.

Superbly lit. Modernly equipped.

Sea View!

It was built with prestressed panels, so no internal load-bearing walls exist.

It is located in the M-zone (business-residential zone).

There is a possibility of raising a floor and converting the space into a residential one.

Solar panels on the roof of the house.

New air conditioning system made in 2023.

It is located only 250 meters from the sea and the beach and is surrounded by agricultural plots.