

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09348
<b>Location :</b>	Ogulin
<b>Building size :</b>	290 m2
<b>Lot size :</b>	206 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	3
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1988

**Price :** 169.000 €

### EXCELLENT OPPORTUNITY

Business space + Residential + Rental potential

In the very center of the city there is an exceptional high-rise building of 290 m2 that perfectly combines business and residential functions. The property is ideal for your own business, comfortable living or as a rental investment - especially for workers or as a vacation home.

Ground floor (business space):

Area: approx. 70 m2

Two rooms + 2 toilets with sink

Suitable for a small shop, office, salon or catering business

Separate entrance

First floor (residential area):

Spacious kitchen with dining room

2 bedrooms

Bathroom with toilet

Pantry

Two balconies

Attic:

Possibility of arranging an additional residential unit

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Already arranged one smaller room

Balcony with a beautiful view of the city

Outdoor areas:

Separate entrance to the residential area

Covered terrace (20 m<sup>2</sup>) - perfect for relaxing

Landscaped garden with flowers and an orchard (206 m<sup>2</sup>)

Garage + basement

Older courtyard house (possibility of renovation and conversion into an additional residential unit or storage)

Additional advantages:

Close to all important amenities (shops, schools, public transport)

Multi-purpose - business, residential, tourist

Ideal for investment and rental