



## MATULJI, JURDANI, MUČIĆI - business hall 600m2 + landscaped garden and parking 1100m2



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 1,184,273.38

### Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Matulji
Posted:	Jan 28, 2026

Description:

Location: Primorsko-goranska županija, Matulji, Mučići.

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The business hall right next to the main road consists of 3 floors GROUND FLOOR + 1ST FLOOR + 2ND FLOOR all connected by an internal staircase.

#### GROUND FLOOR:

Currently a production and craft zone.

This floor consists of one large room, 1 smaller room, a smaller kitchen and a toilet.

This floor has a garage door for access by trucks and vans.

The height to the ceiling of this floor is as much as 4.5m.

#### 1ST FLOOR:

Currently a packaging and distribution zone

This floor consists of one entrance hall, a large room, a smaller kitchen, 2 offices, a changing room and a toilet.

#### 2ND FLOOR

Currently an office space.



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This floor consists of one of 2 larger offices, storage, a small kitchen and a toilet.

There is parking space for at least 10 cars around the hall.

The courtyard around the hall is modern and planned with various Mediterranean plants.

Excellent infrastructure within a radius of 250 to 1500m: exit/entrance to the bypass, bus station, post office, bank, sports center, clinic, pharmacy, restaurant, school, kindergarten, shopping center, gas station...

Clean and tidy property.

**PROPERTY IN AN EXCELLENT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!**

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

Dear potential buyers, tenants and lessees,  
viewing the property that interests you and in which you have an interest is possible only and exclusively with the signing of a Real Estate Brokerage Agreement, in order to protect the property owner from visits by unregistered persons, and in accordance with the Data Protection Act and the Real Estate Brokerage Act.

When viewing each property, the potential buyer/tenant/lessee is obliged to complete and sign a Real Estate Brokerage Agreement, which states the following:

- basic information about the potential buyer/tenant/lessee
- basic information about the agency
- amount of the agency commission

The agency commission for the buyer is 3% (+25% VAT) of the total agreed purchase price.

The agency commission for the lessee is one monthly rent (+ 25% VAT).

ID CODE: 44782

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## Common

Bathrooms:	3
Finished sq. ft.:	600 sq m
Floor Number:	3

## Room details

Total rooms:	15
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## Building details

Parking:	Yes
Number of Floors:	3

## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/IOUL-T24632/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/IOUL-T24632/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	647931
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