



## MATULJI, ŠAPJANE - commercial building 780 m2 + 3,484 m2 of garden! OPPORTUNITY!



### 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 1,114,813.69

### Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Matulji
Posted:	Apr 10, 2026

Description:  
Location: Primorsko-goranska županija, Matulji, Šapjane.

MATULJI, ŠAPJANE - commercial building 780 m2 + 3,484 m2 of garden! OPPORTUNITY!

The commercial building consists of a basement, ground floor, first floor with 9 rooms and a huge garden of 3,484 m2.

Great potential for various activities!

Over 350,000 euros were spent on the lower level alone. (8 offices, boxes, CT room, sterilization, kilometers of lines and electricity, external air conditioning and heating units, protective electric anti-burglary shutters and alarms, server...)

Parking for a large number of cars.

The property in question is located in Šapjane, which is an integral part of the Matulji Municipality.

The property is located along the main road and is surrounded by family houses, surrounded by forests.

The city bus stop is located in the immediate vicinity.



Parking is available in its own large, landscaped parking lot. At the location in question, according to the available data, no possibility of pollution has been recorded.

The property is in nature an office building with a yard and a parking lot, which forms a unique whole.

The building consists of a business space (surgery) located in the basement, on the ground floor there is a restaurant with a kitchen and all accompanying rooms, while the rooms and apartments are on the first floor.

Additional sanitary facilities are located in the courtyard building. Direct access from the road is possible and it is located in a populated part of the town.

Year of construction: 2009

Floors: S+F+1

Pure ownership, Operating permit, energy certificate.

**PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!**

Be one step ahead and take advantage of this rare opportunity!

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)

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Built: 2009

### **Common**

Bedrooms:	9
Bathrooms:	9
Finished sq. ft.:	780 sq m
Lot Size:	3484 sq m

### **Room details**

Total rooms:	27
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## Building details

Parking: Yes  
Number of Floors: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/IOUL-T25660/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T25660/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 666839

