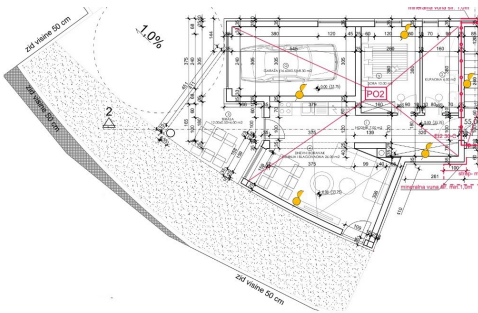


ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

| OBRAČUN NETTO I BRUTTO POVRŠINE | | | | |
|---------------------------------|--|----------|-------|-------|
| PRIZEMLJE | | | | |
| | naziv | površina | koef. | neto |
| stan A1 | 1 hodnik | 7.00 | 1 | 7.00 |
| | 2 kupaona | 6.00 | 1 | 6.00 |
| | 3 soba | 10.00 | 1 | 10.00 |
| | 4 dnevni boravak kuhinja i blagovaona | 26.00 | 1 | 26.00 |
| | 5 natkrivena terasa | 12.00 | 0.50 | 6.00 |
| ukupno stan A1 | | | netto | 55.00 |



| | |
|-------------------------------|---------------|
| Code : | 13023 |
| Location : | Pula |
| Building size : | 58 m2 |
| Lot size : | 30 m2 |
| Garden size : | 0.00 m2 |
| Distance from center : | 500 m |
| Distance from sea : | 500 m |
| Floor : | Ground floor |
| Number of floors : | 3 |
| Number of bedrooms : | 1 |
| Number of rooms : | 1 |
| Number of bathrooms : | 1 |
| Parking : | Yes |
| Garage : | Yes |
| Air conditioning : | Yes |
| Energy efficiency : | Not specified |
| Year of construction : | 2026 |

Price : 230.000 €

New residential project in an attractive location – Štinjan.

Apartment A1 (ground floor), 55.00 m²

A one-bedroom apartment ideal for those who desire a garden area (approximately 42 m²). It consists of a hallway, bathroom, bedroom (10 m²), and a spacious living room with kitchen and dining area (26 m²) that is connected to a covered terrace through glass walls. Direct access to a private outdoor space makes it suitable for families, pets, and garden enthusiasts. There is an option to purchase a garage.

Quality and construction method:

- Foundation on a reinforced concrete slab, built on a solid consolidated base
- Load-bearing structure made of reinforced concrete (MB 30) and load-bearing walls with a thickness of 25 cm
- Reinforced concrete floor slabs with a thickness of 20 cm, featuring built-in thermal and acoustic insulation for better soundproofing between apartments
- ETICS facade with 10 cm of graphite self-extinguishing polystyrene and water-repellent vapor-permeable silicate plaster, base made of plastered stone slabs
- Flat roof with TPO waterproofing membrane and 20 cm of thermal insulation, with thermal bridges resolved
- Multi-layered floors with waterproofing and floating screed, first-class ceramics, anti-slip tiles on terraces



ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

- Aluminum or PVC joinery with insulating glass (4+16+6 mm) and shutters on all openings
- Option to install anti-burglary entrance doors at the buyer's request
- Copper roofing and gutters
- Heating and cooling through a combination of inverter air conditioners and underfloor heating
- Sanitary facilities equipped with first-class sanitary ware
- Controlled ventilation in bathrooms and kitchens without external openings
- Preparation for electric vehicle charging at the parking space
- High energy efficiency due to thick envelope insulation and quality joinery
- Landscaped surroundings with stone paths and horticulture

Key features of the building:

- Detached building with only 7 apartments (intimacy and low common costs)
- One apartment on the ground floor, three apartments on each upper floor
- Each apartment has its own loggia or covered terrace
- 11 parking spaces (10 outdoor and 1 garage)
- Room height of 270 cm
- Energy-efficient construction: ETICS facade, quality thermal insulation, flat roof with all necessary insulation
- Load-bearing structure made of reinforced concrete and Porotherm bricks (25 cm)
- Landscaped surroundings with greenery

The planned start of construction is July 1, 2026, with completion and handover of apartments expected in September 2027.

An additional fee for parking space is mandatory with the apartment.

There are two purchase options:

Outdoor parking space 2.75 m² for €10,000 or

Garage 6.87 m² for €30,000

For more information, please