

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13024
Location :	Pula
Building size :	67.70 m ²
Garden size :	0.00 m ²
Distance from center :	500 m
Distance from sea :	500 m
Floor :	1
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 270.800 €

New residential project with only 7 apartments, in an attractive location – Štinjan

Apartment A2 (1st floor), 62.20 m²

Two-bedroom apartment with two bedrooms (each 9.10 m²), a bathroom, a spacious hallway, and a living room with a kitchen and dining area (21.80 m²). A private loggia of 5.40 m² extends the living space outdoors. Functional layout suitable for families and permanent living.

Quality and construction method:

- Foundation on a reinforced concrete base, built on a solid consolidated substrate
- Load-bearing structure made of reinforced concrete (MB 30) and load-bearing walls with a thickness of 25 cm
- Intermediate reinforced concrete slabs with a thickness of 20 cm, featuring built-in thermal and sound 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
- 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



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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 thanks 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 floor
- Each apartment has its own loggia or covered terrace
- 11 parking spaces (10 outdoor and 1 garage)
- Ceiling 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 apartment includes 2 parking spaces included in the price.

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

VAT is included in the price.

For more information, please