

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				
2 KAT				
	naziv	površina	koef.	neto
stan A5	1 hodnik	11.20	1	11.20
	2 kupaona	5.60	1	5.60
	3 soba	9.10	1	9.10
	4 soba	9.10	1	9.10
	5 dnevni boravak i blagovaona	21.80	1	21.80
	6 loggia	7.20	0.75	5.40
ukupno stan A5		netto		62.20

Code :	13030
Location :	Pula
Building size :	67.70 m2
Garden size :	0.00 m2
Distance from center :	500 m
Distance from sea :	500 m
Floor :	2
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 €

A new residential project is available, consisting of a total of 7 apartments, located in an attractive area in Štinjan, 900 m from the nearest beach.

Apartment A5 (2nd floor), 62.20 m²

This two-bedroom apartment is on the top floor and has the same layout as A2: two bedrooms (each 9.10 m²), a bathroom, a living room with a kitchen and dining area (21.80 m²), and a loggia of 5.40 m². The position on the top floor offers more privacy and light.

Quality and construction methods:

- 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 25 cm thick
- Intermediate reinforced concrete slabs 20 cm thick with 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 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)



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and shutters on all openings

- Option to install anti-burglary entrance doors at the buyer's request
- Copper sheet metal 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 shared 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)
- 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 apartment includes 2 parking spaces included in the price.

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

**VAT is included in the price.

For additional information, please

Let me know if you need any further assistance!