

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 A6	1	hodnik	2.20	1	2.20
	2	kupaona	4.60	1	4.60
	3	soba	9.50	1	9.50
	4	dnevni boravak i blagovaona	21.20	1	21.20
	5	loggia	6.50	0.75	4.80
ukupno stan A6		netto		42.30	

Code : 13032**Location :** Pula**Building size :** 45.05 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 :** 1**Number of rooms :** 1**Number of bathrooms :** 1**Parking :** Yes**Air conditioning :** Yes**Energy efficiency :** Not specified**Year of construction :** 2026**Price :** 180.200 €

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

Apartment A6 (2nd floor), 42.30 m²

This one-bedroom apartment is on the top floor and has the same layout as A3: a bedroom (9.50 m²), a bathroom, a living room with a kitchen and dining area (21.20 m²), and a private loggia of 4.80 m². The space is smartly utilized, making it ideal for rental or smaller households, with added privacy on the top floor.

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 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 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 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 parking spaces
- 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 planned start of construction is July 1, 2026, with completion and handover of the apartments expected in September 2027.

**VAT is included in the price.

For additional information, please