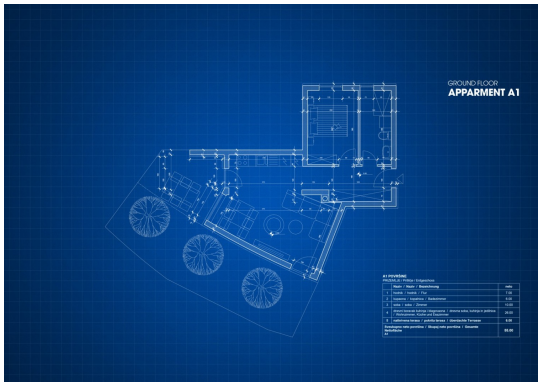
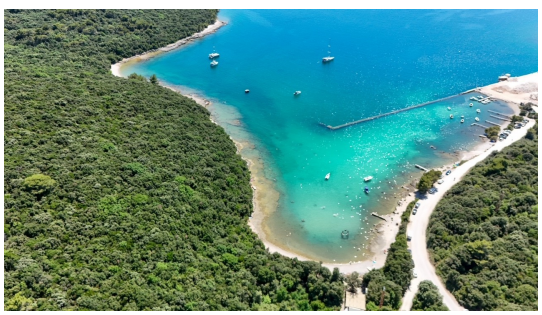
ISTRIA ADRIA
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OBRAČUN NETTO I BRUTTO POVRŠINE					
PRIZEMLJE					
		naziv	površina	koef.	neto
stan A1	1	hodnik	7.00	1	7.00
	2	kupaona	6.00	1	6.00
	3	soba	10.00	1	10.00
	4	dnevni boravak kuhinja i blagovaona	26.00	1	26.00
	5	natkrivena terasa	12.00	0.50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









Code :	15261
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 a 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 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

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• Aluminum or PVC joinery with insulated 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 communal 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)
• 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

Planned completion of construction and handover of apartments is scheduled for September 2027.

A parking space is mandatory for the apartment.

There are two purchase options:
Outdoor parking space 2.75 m² for €10,000 or
Garage 6.87 m² for €30,000