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		OBRAČUN NETTO I BRUTTO POVRŠINE			
		KAT			
		naziv	površina	koef.	neto
stan A3	1	hodnik	2.20	1	2.20
	2	kupaona	4.60	1	4.60
	3	soba	9.50	1	9.50
	4	dnevni boravak, kuhinja i blagovaona	21.20	1	21.20
	5	loggia	6.50	0.75	4.80
ukupno stan A3			netto		42.30









Code :	15263
Location :	Pula
Building size :	45.05 m2
Garden size :	0.00 m2
Distance from center :	500 m
Distance from sea :	500 m
Floor :	1
Number of floors :	3
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	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 of Štinjan.

Apartment A3 (1st floor), 42.30 m²

A functional one-bedroom apartment featuring a bedroom (9.50 m²), a bathroom, and a living room with a kitchen and dining area (21.20 m²) connected to its own loggia of 4.80 m². Compact and economical, ideal for couples, single-person households, or tourist rentals.

Quality and construction methods:
• 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
• Reinforced concrete floor slabs with a thickness of 20 cm, incorporating 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) and shutters on all openings
• Option to install anti-burglary entrance doors at the buyer's request

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• 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 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)
• 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

One parking space is included in the price of the apartment.

The planned completion of construction and handover of the apartments is scheduled for September 2027.

The project is designed as a blend of modern and functional living, with quality construction and good connectivity to all amenities necessary for comfortable living or tourist rentals.

**VAT is included in the price.