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					
KAT					
		naziv	površina	koef.	neto
stan A4	1	hodnik	4.80	1	4.80
	2	soba	10.80	1	10.80
	3	soba	12.50	1	12.50
	4	kupaona	4.70	1	4.70
	5	dnevni boravak, kuhinja i blagovaona	25.40	1	25.40
	6	loggia	10.00	0.75	7.50
ukupno stan A4			netto		65.70









Code :	15264
Location :	Pula
Building size :	71.20 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 :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 284.800 €

A new residential project is available, located in an attractive area in Štinjan, 900 m from the nearest beach.

Apartment A4 (1st floor), 65.70 m²

One of the largest apartments in the building. It features two spacious bedrooms (10.80 and 12.50 m²), a bathroom, and a large living room with a kitchen and dining area (25.40 m²). The most spacious balcony in the building (7.50 m²) provides additional outdoor space. An excellent choice for discerning families.

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
• Intermediate reinforced concrete slabs with a thickness of 20 cm, equipped with 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

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• 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 common costs)
• One apartment on the ground floor, three apartments on each floor
• Each apartment has its own balcony 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 completion of construction and handover of apartments is scheduled for September 2027.

**VAT is included in the price.