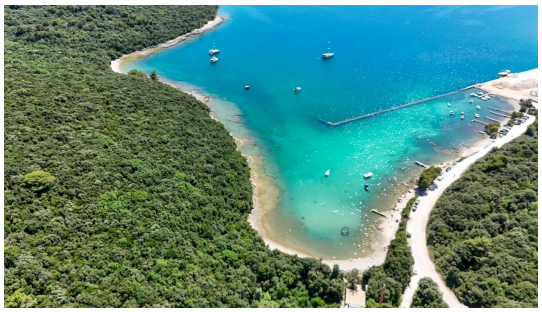
ISTRIA ADRIA
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	OBRAČUN NETTO I BRUTTO POVRŠINE			
	2 KAT			
	naziv	površina	koef.	neto
stan A6 1	hodnik	2.20	1	2.20
stan A6 2	kupaona	4.60	1	4.60
stan A6 3	soba	9.50	1	9.50
stan A6 4	dnevni boravak i blagovaona	21.20	1	21.20
stan A6 5	loggia	6.50	0.75	4.80
ukupno stan A6		netto		42.30









Code :	15268
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 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, with a 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 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 planned completion of construction and handover of apartments is scheduled for September 2027.

**VAT is included in the price.