



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 :	29315
Location :	Pula
Building size :	71.20 m2
Lot size :	0 m2
Distance from center :	500 m
Distance from sea :	500 m
Seaview :	No
Floor :	1
Number of floors :	3
Number of rooms :	2
Number of bathrooms :	1
Year of construction :	2026
Energy efficiency :	Not specified
Parking :	Yes
Air conditioning system :	Yes

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 f...