



DAMAC d.o.o.

ALMA DOM INVEST

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OBRAČUN NETTO I BRUTTO POVRŠINE				
2 KAT				
	naziv	površina	koef.	neto
stan A5	1 hodnik	11.20	1	11.20
	2 kupaona	5.60	1	5.60
	3 soba	9.10	1	9.10
	4 soba	9.10	1	9.10
	5 dnevni boravak i blagovaona	21.80	1	21.80
	6 loggia	7.20	0.75	5.40
ukupno stan A5		neto		62.20



<b>Code :</b>	29317
<b>Location :</b>	Pula
<b>Building size :</b>	67.70 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	500 m
<b>Seaview :</b>	No
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 270.800 €

A new residential project is available, consisting of a total of 7 apartments, located in an attractive area in Štinjan, 900 m from the nearest beach.

Apartment A5 (2nd floor), 62.20 m<sup>2</sup>

This two-bedroom apartment is on the top floor and has the same layout as A2: two bedrooms (each 9.10 m<sup>2</sup>), a bathroom, a living room with a kitchen and dining area (21.80 m<sup>2</sup>), and a loggia of 5.40 m<sup>2</sup>. The position on the top floor offers more privacy and light.

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, 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 f...