



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

Code :	30174
Location :	Pula
Building size :	45.05 m2
Lot size :	0 m2
Distance from center :	500 m
Distance from sea :	500 m
Seaview :	No
Floor :	2
Number of floors :	3
Number of rooms :	1
Number of bathrooms :	1
Year of construction :	2026
Energy efficiency :	Not specified
Parking :	Yes
Air conditioning system :	Yes

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 br...