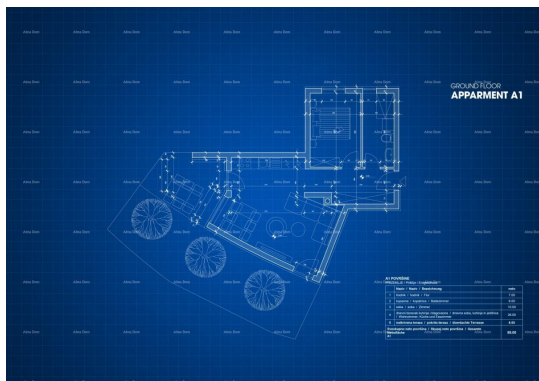




OBRAČUN NETTO I BRUTO POVRŠINE				
PRIZEMLJE				
	naziv	površina	koef.	neto
stan A1	1 hodnik	7.00	1	7.00
	2 kupaona	6.00	1	6.00
	3 soba	10.00	1	10.00
	4 dnevni boravak kuhinja i blagovaona	26.00	1	26.00
	5 natkrivena terasa	12.00	0.50	6.00
ukupno stan A1		netto		55.00



Code :	30175
Location :	Pula
Building size :	58 m2
Lot size :	30 m2
Distance from center :	500 m
Distance from sea :	500 m
Seaview :	No
Floor :	Ground floor
Number of floors :	3
Number of rooms :	1
Number of bathrooms :	1
Year of construction :	2026
Energy efficiency :	Not specified
Garage :	Yes
Parking :	Yes
Air conditioning system :	Yes

Price : 230.000 €

New residential project in an attractive location – Štinjan.

Apartment A1 (ground floor), 55.00 m²

A one-bedroom apartment ideal for those who desire a garden area (approximately 42 m²). It consists of a hallway, bathroom, bedroom (10 m²), and a spacious living room with kitchen and dining area (26 m²) that is connected to a covered terrace through glass walls. Direct access to a private outdoor space makes it suitable for families, pets, and garden enthusiasts. There is an option to purchase a garage.

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
- Reinforced concrete floor slabs with a thickness of 20 cm, featuring built-in thermal and acoustic 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 plastered stone slabs
- Flat roof with TPO waterproofing membrane and 20 cm of thermal i...