



DAMAC d.o.o.

ALMA DOM INVEST

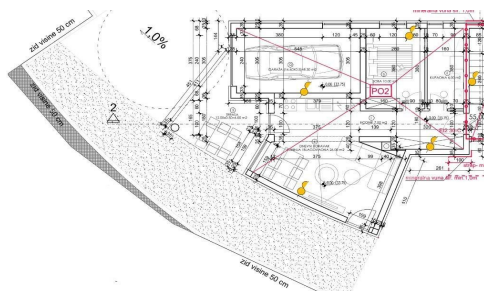
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OBRAČUN NETTO I BRUTO POVRŠINE				
PRIZEMLJE				
	naziv	površina	koef.	neto
stan A1	1 hodnik	7.00	1	7.00
	2 kupaona	6.00	1	6.00
	3 soba	10.00	1	10.00
	4 dnevni boravak kuhinja i blagovaona	26.00	1	26.00
	5 natkrivena terasa	12.00	0.50	6.00
	ukupno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



<b>Code :</b>	29312
<b>Location :</b>	Pula
<b>Building size :</b>	58 m2
<b>Lot size :</b>	30 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	500 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 230.000 €

New residential project in an attractive location - Štinjan.

Apartment A1 (ground floor), 55.00 m<sup>2</sup>

A one-bedroom apartment ideal for those who desire a garden area (approximately 42 m<sup>2</sup>). It consists of a hallway, bathroom, bedroom (10 m<sup>2</sup>), and a spacious living room with kitchen and dining area (26 m<sup>2</sup>) 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...

