



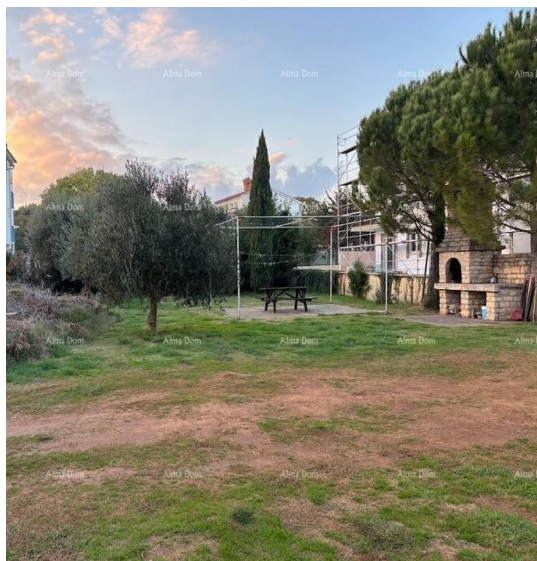
ALMA DOM INVEST

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Code :	29313
Location :	Pula
Building size :	67.70 m ²
Lot size :	0 m ²
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 : 270.800 €

New residential project with only 7 apartments, in an attractive location – Štinjan

Apartment A2 (1st floor), 62.20 m²

Two-bedroom apartment with two bedrooms (each 9.10 m²), a bathroom, a spacious hallway, and a living room with a kitchen and dining area (21.80 m²). A private loggia of 5.40 m² extends the living space outdoors. Functional layout suitable for families and permanent living.

Quality and construction method:

- Foundation on a reinforced concrete base, built on a solid consolidated substrate
- 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, featuring 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 plastered stone slabs
- Flat roof with TPO waterproofing membrane and 20 cm of thermal insulation, with thermal bridges resolved
- Multi-layered floors with waterproofing and floating screed, ...