



DAMAC d.o.o.

## ALMA DOM INVEST

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OBRAČUN NETTO I BRUTTO POVRŠINE					
KAT					
	naziv	površina	koef.	neto	
stan A3	1	hodnik	2.20	1	2.20
	2	kupaona	4.60	1	4.60
	3	soba	9.50	1	9.50
	4	dnevni boravak, kuhinja i blagovaona	21.20	1	21.20
	5	loggia	6.50	0.75	4.80
ukupno stan A3		netto		42.30	



<b>Code :</b>	29314
<b>Location :</b>	Pula
<b>Building size :</b>	45.05 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	500 m
<b>Seaview :</b>	No
<b>Floor :</b>	1
<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>Parking :</b>	Yes

**Price :** 180.200 €

A new residential project is available, consisting of a total of 7 apartments, located in an attractive area of Štinjan.

Apartment A3 (1st floor), 42.30 m<sup>2</sup>

A functional one-bedroom apartment featuring a bedroom (9.50 m<sup>2</sup>), a bathroom, and a living room with a kitchen and dining area (21.20 m<sup>2</sup>) connected to its own loggia of 4.80 m<sup>2</sup>. Compact and economical, it is ideal for couples, single-person households, or tourist rentals.

Quality and construction methods:

- 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, incorporating 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 a...