



DAMAC d.o.o.

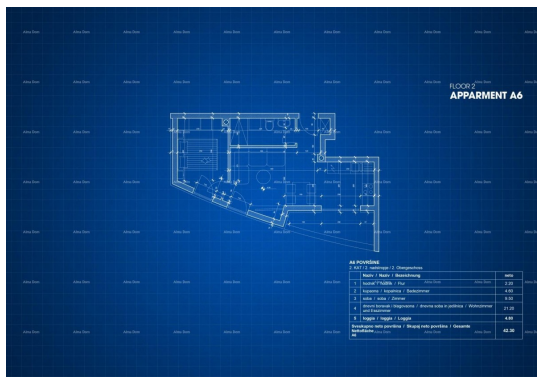
ALMA DOM INVEST

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<b>Code :</b>	29315
<b>Location :</b>	Pula
<b>Building size :</b>	71.20 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>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

Price : 284.800 €

OBRAČUN NETTO I BRUTO POVRŠINE				
KAT				
	naziv	površina	koef.	neto
stan A4	1 hodnik	4.80	1	4.80
	2 soba	10.80	1	10.80
	3 soba	12.50	1	12.50
	4 kupaona	4.70	1	4.70
	5 dnevni boravak, kuhinja i blagovaona	25.40	1	25.40
	6 loggia	10.00	0.75	7.50
ukupno stan A4		netto		65.70

A new residential project is available, located in an attractive area in Štinjan, 900 m from the nearest beach.

Apartment A4 (1st floor), 65.70 m<sup>2</sup>

One of the largest apartments in the building. It features two spacious bedrooms (10.80 and 12.50 m<sup>2</sup>), a bathroom, and a large living room with a kitchen and dining area (25.40 m<sup>2</sup>). The most spacious balcony in the building (7.50 m<sup>2</sup>) provides additional outdoor space. An excellent choice for discerning families.

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
- Intermediate reinforced concrete slabs with a thickness of 20 cm, equipped with 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 f...

