



DAMAC d.o.o.

## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885

OBRAČUN NETTO I BRUTTO POVRŠINE					
2 KAT					
	naziv	površina	koef.	neto	
stan A6	1	hodnik	2.20	1	2.20
	2	kupaona	4.60	1	4.60
	3	soba	9.50	1	9.50
	4	dnevni boravak i blagovaona	21.20	1	21.20
	5	loggia	6.50	0.75	4.80
ukupno stan A6		netto		42.30	



<b>Code :</b>	29319
<b>Location :</b>	Pula
<b>Building size :</b>	45.05 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	500 m
<b>Seaview :</b>	No
<b>Floor :</b>	2
<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
<b>Air conditioning system :</b>	Yes

**Price :** 180.200 €

A new residential project is available, consisting of a total of 7 apartments, located in an attractive area in Štinjan, just 900 meters from the nearest beach.

Apartment A6 (2nd floor), 42.30 m<sup>2</sup>

This one-bedroom apartment is on the top floor and has the same layout as A3: a bedroom (9.50 m<sup>2</sup>), a bathroom, a living room with a kitchen and dining area (21.20 m<sup>2</sup>), and a private loggia of 4.80 m<sup>2</sup>. The space is smartly utilized, making it ideal for rental or smaller households, with added privacy on the top floor.

Quality and construction methods:

- 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, 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 stone slabs
- Flat roof with TPO waterproofing membrane and 20 cm of thermal ...