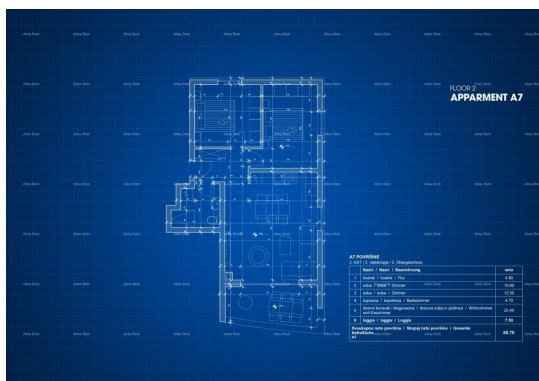




OBRAČUN NETTO I BRUTTO POVRŠINE				
2 KAT				
	naziv	površina	koef.	neto
stan A7	1 hodnik	4.80	1	4.80
	2 soba	10.80	1	10.80
	3 soba	12.50	1	12.50
	4 kupaona	4.70	1	4.70
	5 dnevni boravak i blagovaona	25.40	1	25.40
	6 loggia	10.00	0.75	7.50
ukupno stan A7		netto		65.70



Code :	29321
Location :	Pula
Building size :	71.20 m2
Lot size :	0 m2
Distance from center :	500 m
Distance from sea :	500 m
Seaview :	No
Floor :	2
Number of floors :	3
Number of rooms :	2
Number of bathrooms :	1
Year of construction :	2026
Energy efficiency :	Not specified
Parking :	Yes

Price : 284.800 €

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

Apartment A7 (2nd floor), 65.70 m²

The largest apartment on the top floor. It features two bedrooms (10.80 and 12.50 m²), a bathroom, a spacious living room with a kitchen and dining area (25.40 m²), and the largest balcony in the building (7.50 m²). It combines the spaciousness and privacy of the top floor, making it an excellent choice for permanent living.

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