



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		neto		65.70

Reference :	29315
Location :	Štinjan
Floor area :	71.20 m2
Distance to centre :	500 m
Distance to sea :	500 m
Floor :	1
Parking :	Yes
Floors :	3
Bedrooms :	2
Bathrooms :	1
Air conditioning :	Yes
Energy rating :	Not specified
Year built :	2026
Title deed :	Yes
Building permit :	Yes

Price : 284.800 €



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 m²

One of the largest apartments in the building. It features two spacious bedrooms (10.80 and 12.50 m²), a bathroom, and a large living room with a kitchen and dining area (25.40 m²). The most spacious balcony in the building (7.50 m²) 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

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insulation, with thermal bridges resolved

- Multi-layered floors with waterproofing and floating screed, first-class ceramics, anti-slip tiles on terraces
- Aluminum or PVC joinery with insulating glass (4+16+6 mm) and shutters on all openings
- Option to install anti-burglary entrance doors at the buyer's request
- Copper roofing and gutters
- Heating and cooling through a combination of inverter air conditioners and underfloor heating
- Sanitary facilities equipped with first-class sanitary ware
- Controlled ventilation in bathrooms and kitchens without external openings
- Preparation for electric vehicle charging at the parking space
- High energy efficiency due to thick envelope insulation and quality joinery
- Landscaped surroundings with stone paths and horticulture

Key features of the building:

- Detached building with only 7 apartments (intimacy and low common costs)
- One apartment on the ground floor, three apartments on each floor
- Each apartment has its own balcony or covered terrace
- 11 parking spaces (10 outdoor and 1 garage)
- Ceiling height of 270 cm
- Energy-efficient construction: ETICS facade, quality thermal insulation, flat roof with all necessary insulation
- Load-bearing structure made of reinforced concrete and Porotherm bricks (25 cm)
- Landscaped surroundings with greenery

The apartment includes 2 parking spaces included in the price.

The planned completion of construction and handover of apartments is scheduled for September 2027.

****VAT is included in the price.**

For additional information, please contact:

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