

MARINA VERUDA RESIDENCE

A horizon reserved exclusively for you

**BUILDING A
UNIT A21**





MARINA VERUDA RESIDENCE – AN OASIS OF PEACE OVERLOOKING AN ADRIATIC BAY

MARINA VERUDA RESIDENCE is a residential building project including 31 functional units, located in a quiet little bay overlooking Marina Veruda. Situated on the east slopes of the bay, apartments with floor areas between 55 m² and 130 m² allow residents to enjoy views of the crystal-blue sea, Fratarski Island and the islet of Fraškarić day after day. This carefully selected location combines privacy, a natural environment, and immediate vicinity of all amenities necessary for a pleasant life by the sea.

The location creates a perfect balance between peace and availability – surrounded by Mediterranean nature, the building is only a few minutes' stroll from the popular community of Pješčana Uvala. There is an improved beach nearby, offering amenities such as a playground, a park, a fitness court and hospitality establishments. Marina Veruda further enhances the location with a range of nautical and gastro amenities, thus creating a year-round comfortable and relaxed setting.

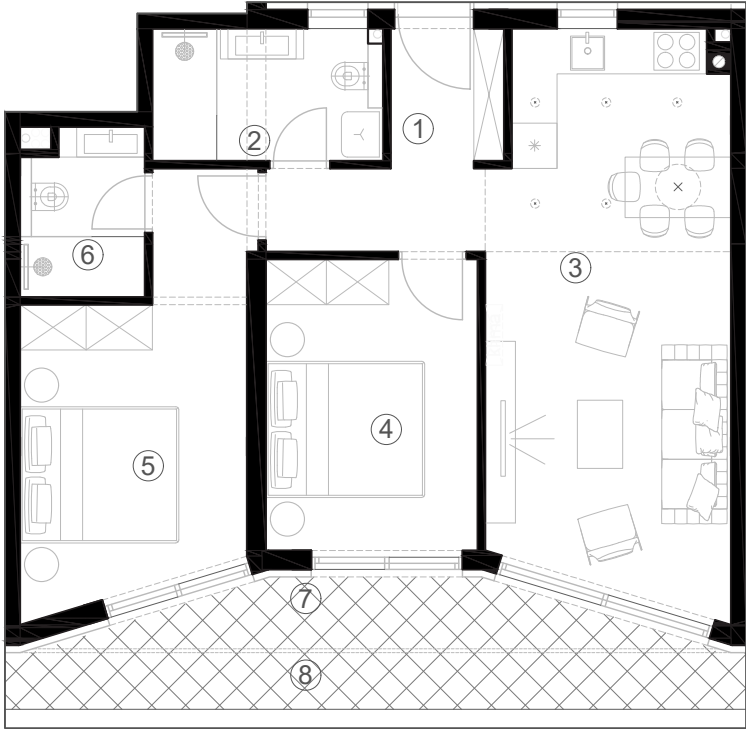
Pješčana Uvala is a well-known residential area, ideal for permanent dwelling or seaside vacationing. Lying 10 to 12 kilometers from the motorway and the airport, the location features good transport connections. Spacious terraces add value to the area, creating an ideal spot for watching the sea and forests and enjoying the Mediterranean ambience.

This is where Adriatic tradition meets modern comfort – a place where sunsets become everyday views, and mornings bring a feeling of peace provided by the nearby sea. MARINA VERUDA RESIDENCE is not merely an address but also a lifestyle based on unobtrusive, quiet, warm and authentic luxury, in harmony with nature and the pace of this Mediterranean setting.



MARINA VERUDA RESIDENCE | Building A





APARTMENT A21

ROOM NO. NAME	FA(m²)
1 Hallway + wardrobe	5.82
2 Bathroom	5.29
3 LR + KTCH + DR	23.54
4 Bedroom	10.78
5 Bedroom	13.59
6 Bathroom	3.50
A21 indoors net:	62.52
7 Loggia	5.64
8 Open terrace	7.20
A21 total net:	75.36

The apartment includes 2 garage parking spaces and 1 storage unit.



TECHNICAL DESCRIPTION – MARINA VERUDA RESIDENCE, Building A

Position of the building

The MARINA VERUDA RESIDENCE building lies on the west shores of the Istrian peninsula, in Veruda Bay overlooking the Marina, offering views of the sea horizon, Fratarski Island and the islet of Fraškarić.

Energy certificate

The building was designed to high energy standards.

Foundations and structure

A monoblock, reinforced concrete (RC) structure with a 60 cm thick baseplate and 20 cm thick RC walls.

Facade

An ETICS façade featuring 10 cm thick mineral wool and reinforced polymer render, finished in silicate façade plaster.

Exterior joinery

REHAU Synego aluminum joinery featuring double-layer argon-filled insulation glass and Low-E coating. Color: Quartz gray (RAL 7039 matte). Switch-controlled aluminum electric shutters.

Flooring

Living room, kitchen, hallways, bathrooms: 1st class ceramic tiles

Bedrooms: high-quality laminate flooring

Loggias, terraces and balconies: non-slip ceramic tiles in outdoor areas

Walls

1st class ceramic tiles up to the ceiling in sanitary facilities, painted walls in other areas.

Apartment front door

Burglary-resistant, fireproof door with a high level of soundproofing.

Interior room doors

Featuring a modern design, door leaf made of medium-density fiberboard (MDF), finished in CPL/veneer, high-quality fittings.

Sanitary/bathroom equipment

Ideal Standard – flush mixers, soft-close toilet seat, bathroom cabinet complete with a sink and mirror, glass-wall walk-in shower or shower bath.

Hot water

Ariston boiler – space-saving design with smart features.

Heating

DEVI (Danfoss) electric underfloor heating in all rooms other than bedrooms – Deviflex 10T/18T with digital thermostats.

Air conditioning

SAMSUNG WindFree Comfort S2 inverter air conditioner, using R32 refrigerant and featuring cooling technology that eliminates direct cold streams, a high energy class (A++/A+++) and quiet operation of the internal unit.

Plumbing and sewerage

PEX plumbing pipes, main water valve in each apartment, a laundry machine outlet in the bathroom, and a dishwasher outlet in the kitchen.

Electrical installations

Branded electric equipment, TV and network pre-installation in each room, a heating-control thermostat, power outlets and lighting on balconies, common antenna/satellite system pre-installation, option to connect to cable TV or fiber-optic internet.

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