



Porto REsidences

Technical description



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1 Architecture

The buildings are designed in a modern style, each has seven independent apartments, one of which is a penthouse. Each of the ground-floor apartments has a garden with water and electricity. Each of the seven apartments has two parking spaces.

2 Construction

All installed materials guarantee top quality and following the most modern standards for the construction of residential buildings.

The load-bearing walls are designed to be made of 25 cm thick brick blocks in combination with vertical and horizontal serclages made of reinforced concrete. The walls between the apartments are built according to the most modern standards that ensure the highest possible sound insulation. The foundation is made on a reinforced concrete foundation slab (floating slab), and the mezzanine construction and flat roof construction are made as a full reinforced concrete slab. The flat roof is thermally insulated with 15 cm thick Styrofoam, with a final waterproofing layer of the highest quality Sika TPO foil.

Internal walls are plastered with high-quality cement mortar. Facade of the buildings is designed as a high-quality system from proven manufacturers, with 10 cm thick Styrofoam as thermal insulation.

The final layer is to be silicone, which guarantees durability, color fastness and resistance to all weather conditions.

The buildings will have energy class A, which guarantees low heating/cooling costs throughout all seasons.

The screed of the ground floor and first floor is made with enriched glass fibers. Under the screed on the ground floor, 7-10 cm Styrodura is planned, and the mezzanine construction is made with 4 cm Styrodura, which ensures high-quality heat and sound insulation between floors.



Doors and windows are made of high-quality PVC profiles with a 7-chamber system, 80 mm wide and 80 mm wings. These profiles are made according to the highest European standards, which stop damaging UV rays. They are reinforced with galvanized profiles, which enable very good strength.

The doors and windows are fitted with quality hardware from a German manufacturer.

The glasses are double-layered, filled with gas and are of a heat transfer coefficient of only 1.1 W/m²K.

The color of the exterior carpentry is provided in anthracite color, and aluminum blinds with electric control are provided on the windows and balcony glass walls.

The entrance door to each apartment is designed as a modern aluminum fire door, made according to the highest safety and quality standards.

The railings on the internal staircases are made of anthracite-colored metal, and the terrace railings on the first floor are made of special laminated glass.

The sewerage of each building is carried out through a septic tank, and sewage pipes for public sewage will also be laid.

3 Installations and built-in technology

All installations are installed according to the most modern standards and meet all EU norms.

The following installations are planned:

- plumbing - quality PPR pipes (vertical - special silent pipes)
- air conditioning in the living room and bedrooms with modern Mitsubishi inverter air conditioners
- electric underfloor heating with WIFI in all areas (except the basement)





- in the bathrooms, it is planned to install IR heaters above the door, at the customer's request
- each room has built-in passive ventilation
- Ethernet network in every room
- satellite and ordinary TV antenna - the installation of a satellite antenna and an ordinary "terrestrial" antenna for monitoring digital programs is planned
- antenna cable provided in every room and living room
- installation for a solar power plant

4 Equipment and finishing materials

In all of the rooms, high-quality ceramic tiles are planned to be installed, while during the construction process itself it is possible to install other materials according to the customer's wishes, within the determined price limits. Installation of ceramic tiles up to a height of 2 m is planned in the bathrooms, and all the way up to the ceiling in the area around the shower.

Bathroom equipment

Kettles are designed to be built-in, from the renowned manufacturer Geberit or TECE.

In the shower cabins, there are built-in mortar pans, while each shower cabin has also an installation for an overhead shower (Raindance).

The shower cabin will be designed as a walk-in system of ceramic tiles with a slight slope (without a shower tub), and a decorative siphon - channel is provided as a drain.

If buying in the construction phase, all finishing materials can be chosen and are adaptable for the buyers. The investor bears the costs of furnishing up to certain set values (see the list of materials and price limits in a separate table).





5 Heating and cooling

Air conditioners

In all bedrooms and the living room, modern inverter air conditioners manufactured by Mitsubishi are planned. These enable cost-effective heating/cooling.

Underfloor heating

In the bathrooms, bedrooms and living room, installation of electric underfloor heating systems from recognized manufacturers is planned.

Preparation for the firing furnace

In each apartment, a Schiedel chimney with a diameter of 16-20 cm will be installed in the living room, which will enable the connection of a wood stove (closed fireplace).

6 Project surroundings

The fence walls are made of concrete or stone (drywall).

In the parking lot, paving stones or asphalt are planned.

The cladding of the outdoor terraces is planned to be made of high-quality and natural stone slabs from the most famous Istrian “Kanfanar” stone.

7 Basement

Each apartment has a basement, with adequate ventilation and electricity connection.

8 Equipment specifications and material price limits

See the table in document attached.





Reach out for a copy and further information!

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