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GROUP

# Twin-villas in Kraljevica, Oštro

Technical description



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# 1 Architecture

The building is designed as a semi-detached building, modern architectural style with two completely separate two-storey apartments, which have two separate and fully landscaped gardens with swimming pools and lounge space. Each apartment has two parking spaces in the garden of the building.

## 2 Construction

All built-in materials guarantee top quality and application of all the most modern standards for the construction of residential buildings.

Load-bearing walls are designed for construction of block bricks 25 cm thick in combination with vertical and horizontal serklažs made of reinforced concrete. The foundation was executed on a reinforced concrete foundation slab, and as a full reinforced concrete slab, both the mezzanine structure and the structure of the flat roof were executed. The flat roof is thermally insulated with styrofoam thickness of 15cm, with a final waterproofing layer made of the highest quality Sika TPO foil.

The inner walls are plastered with high-quality cement lime machine plaster. The façade of the building is designed as a quality demit system of proven manufacturers, with Styrofoam 10 cm thick as thermal insulation.

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

The facilities will have energy class A, which guarantees low heating/cooling costs during use through out all seasons.

The screed of the ground floor and first floor is carried out enriched with glass fibers. Under the screed on the ground floor is provided 8-10 cm of styrofoam, and the mezzanine construction is made with 4 cm of styrofoam, which ensures quality heat-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/m<sup>2</sup>K.

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 fences 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.

## 6 Project surroundings

The pool is reinforced concrete with a 25 cm thick floor slab and pool walls. The engine room has an absorbent well excavated over which both cleaning and emptying are carried out. The engine room will also have a ventilation hole prepared with the cover made of authentic stone “kanfanar”.

All installations for heating the pool (heat pump), counter-current swimming, illumination and electrical (outdoor) closure of the pool are installed in the pool. Possible optional connection of heat pump, desalination and automatic ph-dosing. Roller shutter pool closure or overflow pool possible only in the design phase and before the start of construction of the pool.

The fence walls in the house surroundings are made of concrete or stone (drywall).

Paving stones or asphalt are planned in the parking lot.

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





# 7 Equipment specifications and material price limits

See the table in document attached.

**Reach out for a copy and  
further information!**

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