

# TECHNICAL DESCRIPTION

RESIDENTIAL BUILDING "PILOT'S RESIDENCE CAVTAT"  
- UNIT A and UNIT B

DEVELOPER: PROJEKT OBULJENO Ltd.

GENERAL CONTRACTOR: MIG ZAGREB Ltd.

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## LOCATION

The residential building project "PILOT'S RESIDENCE CAVTAT" is in the town of Cavtat, close to wonderful Dubrovnik. The micro location of the future building itself is in the immediate vicinity of the following amenities:

- Elementary school in Cavtat, 700 meters
- Pedestrian sidewalk and hiking trails, 50 meters
- Supermarket, 1.4 km
- Beach, 1.0 km
- First aid station 1.1 km
- Cavtat city center 1.4 km
- Sports and tennis court 2.8 km
- Dubrovnik Airport Čilipi 5.8 km
- Dubrovnik city center 19.1 km

## USAGE OF THE BUILDING

A semi-detached residential building, Unit A and Unit B which is exclusively for residential purposes. The apartments are southeast and northwest facing. Unit A and Unit B both have a ground floor, 1st floor, 2nd floor and an attic. There are parking spaces and garage spaces on the ground floor. Unit A has one comfortable apartment per floor, while Unit B, has two apartments per floor.

## CONSTRUCTION AND MATERIALS

The building will be built in a reinforced concrete construction, on a reinforced concrete base plate, the basic structural system is a system of transverse and longitudinal reinforced concrete walls. Inside the housing units are plasterboard partition walls (type W112). The facade walls are made of a combination of wool and Styrofoam insulation with a thickness of 10 cm + colored silicone finishing plaster in accordance with the project's visual design solution of the architect. Internal structural and partition walls will be painted white. The roof construction will be made as a double-roofed reinforced concrete pitched roof (belveders).

## EXTERNAL CARPENTRY

The windows, balcony doors and glass walls of the residential units will be made of combination of PVC and ALUMINUM construction in the RAL according to the visual design solutions of the architect, Low-E, glazed with 3 iso glass 4/12/4/12/4mm, with a low heat transfer coefficient ( $U \leq 1.00 \text{ W/m}^2\text{K}$ ).

For sun protection, heat-insulated aluminum plaster blinds filled with polyurethane for windows, balcony doors and glass walls with an electric motor will be installed.

The entrance doors to the building and the windows of the common areas will be made of plasticized aluminum profiles with an interrupted thermal bridge, glazed with IZO-glass.

The inner benches will be of first-class stone, and the outer benches will be made of aluminum profiles in accordance with the window's RAL.

## COMMON AREAS

The floors of the entrance area and the staircases on all floors will be made of first-class ceramics. The stair railings are steel in the color chosen by the developer. The walls of the garage will be painted white, the floors will be treated with an anti-dust coating.

The garage door on the ground floor will be remote controlled, in RAL color according to the architect's choice. The entire area of the garage will be thermally, and fire insulated from the residential area. The concrete ceilings are thermally insulated and painted white.

## MECHANICAL INSTALLATIONS

For the purposes of cooling (and additional heating) of residential premises, a split system with air conditioners manufactured by DAIKIN or an equivalent manufacturer will be installed. Air conditioners will be installed in living rooms and bedrooms.

## ELECTRICAL INSTALLATIONS

The heating will be electric underfloor heating, of the renowned manufacturer DALI or an equivalent. Underfloor heating will be installed in the living room, hallways, and bathrooms. The underfloor heating will be regulated by a room thermostat. Additionally, electric radiators will be installed in the bathrooms.

The main electrical panel will be located at the front of the building, and the distribution closets for residential units will be on the inside of the apartments.

There will be a sufficient number of sockets and light switches in each apartment, ("TEM" type , white color, with a PVC mask). The positions of all lighting fixtures are determined by the electrical project, and the installation will be carried out in accordance with the project, and light bulbs will be installed.

The supply and installation of lighting fixtures in common parts of the building will be carried out in accordance with the project.

The project envisages a unique antenna system that will be placed on the roof of the building. Antennas for terrestrial and satellite programs are provided on the antenna pole.

Each apartment will have a digital intercom system.

Individual parking spaces in the garage will have a backup conduit for electric cables for powering the electric car charging station.

The lightning protection system will be carried out using classic protection against atmospheric discharges.

Individual units will have the option of connecting to the solar-charging system on the roof.

## WATER SUPPLY AND SANITATION

The building will be connected to the public water supply pipeline. Secondary water meters for measuring water consumption will be placed in the water meter shaft inside the plot.

Hot water will be heated by an ARISTON-type electric water heater or an equivalent manufacturer, located in the bathroom in each apartment.

Drainage of rain and atmospheric water will be carried out by connection to the distribution system of street drainage and low-noise sewage pipes will be installed.

The building will have an internal and external hydrant network.

## BATHROOMS

Bathrooms will have sinks, low-profile showers, and toilet bowls of high-quality manufacturers (Laufen Pro / Villeroy & Boch or similar), with low-noise concealed cistern toilet in white color.

## FINISHING OF THE APARTMENTS

The walls of the residential units will be white, except for the walls in the bathrooms, which will be covered with ceramic tiles.

The parquet floors in the apartments will be pre-made multi-layer first-class parquet in all bedrooms, and the buyer will be able to choose the desired color. Parquet moldings will be white.

Ceramic tiles are first class, high category. The buyer will be able to choose between several different types and colors of ceramic tiles. Ceramic tiles will be installed in the corridors, living room, kitchen floor, and on the floor and walls of the bathroom/toilet.

The floors of the balconies of the residential units will be covered with anti-slip gres ceramic tiles according to the designer's choice and are not subject to changes.

The entrance doors of the apartments will be anti-burglary doors of high quality. On the outside, the door will be white/grey, and on the inside, the client will be able to choose from several proposed colors.

The interior joinery will be class A, white, door height 215 cm, with hidden hinges.

The fences of loggias and apartments will be made of steel, the color chosen by the architect.

### NOTES:

- The developer reserves the right to change the above-mentioned materials, equipment, and fittings under the condition of maintaining the same quality and standards.
- The price of the housing units does not include: kitchen appliances, clothes washers and dryers, built-in wardrobes, bathroom mirrors, awnings, furniture, etc.

Additional benefits of apartments:

- Preparation of electrical installations for car chargers
- Preparation of electrical installations for solar power