

INVESTOR: **HOTEL ZABLAĆE d.o.o.**
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BUILDING: RESIDENTIAL AND COMMERCIAL BUILDING GROUND FLOOR + 4
with 11 housing units and 2 apartments

LOCATION: Cadastral Plot No. 5563,
Cadastral Municipality of DONJE POLJE, Zablaće

TECHNICAL DESCRIPTION – LANTERNA PROJECT

DATE: Zagreb, July 2021

LOCATION

A residential and commercial building consisting of one indented above-ground volume is being built at an attractive location in the center of Zablaće near Šibenik, on Obala palih boraca Street. Above the ground, the building contains a ground floor and four more floors.

The location is characterized by close proximity to the sea, as well as a peaceful and quiet environment perfect for pleasant living or a summer vacation and rest. In the immediate vicinity of the building, there is a bus station, the port of Mojač, and a number of attractive beaches. The location is a little less than 7 km away from Šibenik.

TECHNICAL DESCRIPTION OF THE RESIDENTIAL AND COMMERCIAL BUILDING

The building is located on Cadastral Plot No. 5563, Cadastral Municipality of Donje Polje, and it was designed in accordance with the terms of reference, the spatial plan, as well as applicable regulations and standards for this type of building.

DESCRIPTION OF THE RESIDENTIAL AND THE COMMERCIAL PART OF THE BUILDING, AS WELL AS COMMON AREAS

The residential and commercial building on Obala palih boraca Street in the town of Zablaće consists of five above-ground floors – a ground floor and four more floors.

There are two apartments on the ground floor, namely one three-room and one four-room apartment. In addition, there are also eleven different housing units on the remaining floors:

1st floor: two three-bedroom apartments and one two-bedroom apartment

2nd floor: two three-bedroom apartments and one two-bedroom apartment

3rd floor: two three-bedroom apartments and one two-bedroom apartment

4th floor: one three-bedroom and one four-bedroom apartment

The surface area of the apartments amounts from 38m² to 100m². Each apartment has a balcony.

STRUCTURES

The load-bearing system of the building consists of a combination of bricks and a reinforced concrete structure. The walls between apartments are reinforced concrete walls or brick walls with insulation. The floor structure consists of reinforced concrete ceiling slabs.

The staircase inside the building consists of two flights, while elevator shafts are made of reinforced concrete.

NUMBER OF FLOORS

The residential building consists of a ground floor and four more floors, while the roof is a pitched gable roof with a covering – Mediterranean tile. Vertical communication will be provided for all floors, namely by a staircase and an elevator.

The residential and commercial building consists of:

The ground floor: clear height: 290 cm

Living quarters on the 1st and 2nd floor: clear height: 265 cm

Living quarters on the 3rd floor: clear height: 274 cm

Living quarters on the 4th floor: clear height: 360 cm with slopes towards the north and south facades.

ROOF STRUCTURE

The load-bearing roof structure is a 18 cm thick reinforced concrete slab. The roof is made as a pitched gable roof covered with a vapor barrier, as well as thermal insulation (20 cm, mineral wool), and a covering – Mediterranean tile on a wooden substructure.

FACADES

The south entrance facade of the residential building will be lined with decorative stone on a 10 cm EPS-F thermal insulation, while the rest of the residential and commercial building will be plastered with a 15 cm EPS-F insulation.

WALLS AND CEILINGS

Internal dividing walls in the apartments are plasterboard walls with a 10 – 12.5 cm thick mineral wool filling, as well as with double plasterboards according to the drywallW112 system.

Concrete parts of walls and ceiling slabs are leveled by smoothing. Concrete and dividing wall finishing consists of painting them with semi-dispersion white paint.

Brick walls are plastered with gypsum-lime and lime-cement plaster, as well as subsequently smoothed and painted.

As for wall tiles, all expansion joints, as well as edges and corner finishes are made with protective corner profiles.

In the sanitary facilities, all the walls are covered with ceramic tiles from floor to ceiling.

COMMON AREAS

Communication between floors is enabled by an internal staircase and an elevator for all floors.

The windscreen, stairwells and landings are tiled with ceramic tiles, while exterior spaces and the entrance to the building are paved with stone.

Railing holders are in fact a 110 cm high railing.

TRAFFIC

PUBLIC TRANSPORT INFRASTRUCTURE

The building plot is directly connected to the transport public area – Obala palih boraca Street – namely on the west side of the plot.

STATIONARY TRAFFIC

There will be 13 parking spaces (250 x 500 cm).

INTERIOR DECORATION OF APARTMENTS

FRONT DOORS

The front doors are insulated, smoke-proof, and burglar-resistant fire doors, with a EI2 30-C-Sm cylindrical lock and leaves on a reinforced steel structure. The handle on the outside of the apartments is a handle or a ball for opening, while on the inside, there is a chrome handle.

INTERNAL WOODWORK

Internal woodwork will consist of solid, smooth doors. The door leaf is an MDF frame lined with HDF panels finished in white, and filled with honeycomb panels made of heavy paperboard. MDF door frames are finished in the same color. A lock with a key and handles on both sides with rosettes are also included. The height of the wall opening is 220 cm.

EXTERNAL WOODWORK AND METALWORK

External woodwork is a combination of steel and PVC profiles with a high-degree thermal insulation which meets low energy consumption standards, along with the associated thermally insulated box for aluminium blinds, as well as external tin sills and internal sills made of lacquered MDF.

Exits to the balcony are in fact sliding walls or balcony doors.

FLOORING

Kitchen and toilet floors will be finished by placing ceramic tiles on a floating cementitious screed.

The ceramic tiles are non-slip, glazed, first class tiles.

Three-layer oak parquet is installed in all other rooms. It is varnished with 3 coats of polyurethane varnish.

The baseboard plinth is 60 mm high and painted white.

WALLS AND CEILINGS

All interior walls and ceilings are painted with semi-dispersion white paint. The kitchen and bathroom walls and floors are covered with quality ceramic tiles.

Wall tiles, all expansion joints, as well as edges and finishes, are made using protective corner aluminum profiles.

All bathroom walls are covered with ceramic tiles from floor to ceiling.

SANITARY FACILITIES

Sanitary facilities will include a washbasin, a washbasin tap, a tap set for the shower space, a horizontal bidet, and a toilet bowl with an appropriate flush tank and a toilet seat.

WATER AND DRAINAGE

Water supply is provided through the connection to the public city water supply network. A water supply shaft will be constructed on the connecting pipeline, where 14 water meters will be installed to measure the cost of sanitary water consumption for each apartment and housing unit separately, as well as a separate water meter for the hydrant line.

An internal distribution sewage network will be created on the plot for the purpose of sewage and precipitation wastewater drainage. Sewage drainage will be provided by connecting the south side of the building to the public sewage system.

Hot water will be prepared for each apartment using electric water heaters located in bathrooms and kitchens.

The fire protection study shows the designs for fire protection by means of an internal and external hydrant network.

BUILDING MAINTENANCE REQUIREMENTS

When taking over the apartment, each buyer will receive a booklet with instructions for the use and maintenance of the installed equipment.

LANDSCAPING

The landscape will be designed in such a way as to form a pedestrian and road access in front of the entrance to the building with green areas on the northern and eastern part of the plot.

LIST OF MATERIALS AND EQUIPMENT TO BE INSTALLED

To be updated at a later time.

HOTEL ZABLAČE d.o.o.

Mateo Borojević, Director