

# PREDSTAVITEV VILE PARECAG - SLOVENSKO

## A ZEMLJIŠČE IN GRADBENO DOVOLJENJE

Velikost celotnega zemljišča z objektom znaša 2349 m<sup>2</sup> z dvema ločenima dostopnima cestama. Spodnja dostopna cesta je zaradi višinske razlike zadržana kot peš in servisni dostop, medtem, ko je zgornja urejena kot glavni dostop do parkirišča hiše.

Zemljišče spada deloma med zazidljiva zemljišča, na katerih je možna gradnja in deloma med kmetijska zemljišča, na katerih ni možna gradnja. Enako velja za vse sosednje parcele v širši okolici, ki imajo isti status in zato gradnja v neposredni okolici vile ni več možna. S tem je zaščiten mirnost okolja ter odprti pogledi na zdraviliški NACIONALNI PARK Sečoveljske soline znan po visoki vsebnosti joda v ozračju.

Na navedeni parceli je bila v gabaritih predhodne obstoječe hiše in njenih pomožnih objektov v začetku leta 2008 sprojektirana nova vila z novo zunanjo ureditvijo. Gradbeno dovoljenje za gradnjo objekta in bazena je pridobljeno 29.07.2008. Vila je v celoti in uradno zgrajena na poziciji in v prostorskih dimenzijah predhodne hiše na gradbenem delu parcele, medtem, ko je bazen iz tehničnih in arhitekturno-estetskih razlogov premaknjen na lastniško sosednje zemljišče v neposredni bližini vile, kot je razvidno iz priložene situacije. Vsi elementi zunanje ureditve ( parkirišča, letna kuhinja, terase,... ) so obstajali že leta in so zato v novi izvedbi ostale na istih lokacijah na pripadajočem zemljišču.

Celotna gradnja vile se je pričela v začetku leta 2009 in je bila vključno z notranjo finalizacijo hiše v najvišjem cenovnem razredu ter glavno dostopno potjo zaključena v letu 2013.

## B OPIS OBJEKTA

### B1 SPLOŠNO

Etažnost vile je K+P+1, površina netto 340 m<sup>2</sup> uporabne površine oz. čez 500 m<sup>2</sup> skupaj z zunanjimi prostori, orientacija na jugozahod, čudoviti pogled na nacionalni park Sečoveljske soline, Piranski zaliv ter slovensko in hrvaško obalo.

Vila ima osebno dvigalo čez vse etaže – OTIS hotelskega tipa za 6 oseb z avtonomijo funkcioniranja 20 minut v slučaju izpada električnega toka. Obstaja možnost postavitve agregata v strojnici za dodatno proizvodnjo el. energije.

Odlična toplotna izolativnost objekta in fasade z mineralnim zaključnim slojem ter deloma kamnito obešeno fasado.

Vrhunsko SCHUCO stavbno pohištvo z odlično termopan zasteklitvijo in steklom z visoko absorpcijo sončnega sevanja.

### B2 KLET oz PRITLIČJE 1

Površina netto 136 m<sup>2</sup> : odpira se na JZ travnik, velika glavna spalnica z garderobo in wellnesom, pralnica oz utility , garderoba, instalacijska soba, strojnica objekta. Opcija je družabni prostor z vinsko kletjo in Wellnesom.

### B3 PRITLIČJE :

Površina netto 112 m<sup>2</sup> : dnevna soba s panoramsko stekleno steno in čudovitim razgledom, notranja in zunanja jedilnica s pergolo in senčilom, kuhinja s shrambo, vstopna avla z garderobo in dnevnimi sanitarijami

### B4 NADSTROPJE

Površina netto 92 m<sup>2</sup>, velika spalnica s kopalnico, dve normalne spalnice s skupno kopalnico in knjižnico ali delovnim prostorom, skupni balkon z lesenim podom v teaku.

## **C ZUNANJA UREDITEV**

- C1 DOSTOPNA CESTA  
120 m1 na novo urejene javne ceste ter 80 m1 na novo urejene in osvetljene interne ceste v peščenem produ ter z bočnimi kamnitimi škarpami
- C2 VHOD IN NOTRANJE PARKIRIŠČE  
Vhod je izveden v kamnitem portalu z masivnim kovanim glavnim vhodom na avtomatiko ter vhodnimi vrati, parkirišče za 4- 6 vozil velikosti 70 m2 s kovano nadstrešnico za 4 vozila, celotno dvorišče tlakovano v kamnitih kockah iz peščenjaka, kolesarnica oz. pomožni prostor 15 m2 oblečen v kamnite plošče;
- C3 NAJVIŠJI PLATO nad parkiriščem – 400 m2 oljčnega nasada z zeliščnim vrtom ter počivališčem pod najstarejšimi oljkami iz obdobja 1900 - 1910
- C4 SREDNJI PLATO 1 v nivoju pritličja hiše – 400 m2 travnika s pokritim družabnim prostorom ( 35 m2 ) urejenim v tradicionalnem slogu z zidnimi poslikavami ( Bakhova gostija ), starim kaminom ( L = 200 cm ) s kuriščem, pomožnim prostorom s sanitarijami ( 12 m2 ) ter zidanim kavčem in opremo , prehod na srednji plato 2 je lounge ( 35 m2 ) oz zunanja dnevna soba s fotelji, pod njo zbiralnik za vodo 65 m3 za potrebe namakalnega sistema celotne parcele.
- C5 SREDNJI PLATO 2 v nivoju kletne etaže – travnik 150 m2 pred glavno spalnico in wellnessom povezan z leseno teraso 100 m2 ob bazenu 8 khumaru ), bazen 4,40 m x 11,50 m s protitokom, vodnim slapom, osvetlitvijo, zakritim rolo pokrivalom in robotom za čiščenje ,
- C6 SPODNJI PLATO – vinska klet, strojnica bazena ( skupaj 45 m2 ), plato v prodcu pred kletjo 40 m2 s kamnitim stopniščem na najnižji plato.
- C7 NAJNIŽJI PLATO – urejen s starimi kamnitimi škarpami in ima lahko več namenov. Odločitev je prepuščena bodočemu kupcu.: Možnosti so: nasad sadnih dreves, travnik, igrala za otroke,... Do njega vodi spodnja dostopna pot skozi drevored cipres.
- C8 HORTIKULTURA – je urejena v celoti z zasaditvijo vseh glavnih dreves ( palma iz Tunisa, magnolija , javor, jagodičnica ), postavitvijo travnih tepihov, namakalnega sistema, plezalk ter grmovne zasaditve mediteranskega tipa ( lavanda in ostale dišavnice )
- C9 OSVETLITEV – je izvedena v LED tehnologiji z minimalno porabo energije ( 70 – 80 svetil cca 350W skupne moči ), predvideno je avtomatsko krmiljenje s senzorji in foto celicami.

## **D IZBRANI MATERIALI – ZUNANJOST OBJEKTA IN ZUNANJA UREDITEV**

Izbrani so le najboljši materiali:

- FASADA : toplotna paroprutna izolacija ter silikat silikon zaključni sloj WEBER ( Avstrija )
- FASADA IN TLAKI : štokan in ščetkan masivni istrski kamen KAMEN PAZIN iz Pazina ( Hrvaška )
- ZUNANJI TLAKI : masivni istrski peščenjak ter peščenjakove kocke MARMOR SEŽANA iz Sežane ( Slovenija )
- ZUNANJE IN BALKONSKE OGRAJE : ročno izdelani kovani izdelki specializirane kovaške delavnice DANTE NEGRO iz Trevisa ( Italija ) za vile v okolici Venezie
- ELEMENTI HORTIKULTURE : ( rastline, drevesa, travni tepihl, namakalni sistemi,... ) VIVAIO PETRINI iz Monfalcona ( Italija )
- ZUNANJA OKNA IN VRATA – vrhunska alu okna in vrata – SCHUCO ( Nemčija )
- TALNE OBLOGE TERAS IN BALKONOV : teak za balkone in khumaru za bolj prehodne dele zunanjih teras ,
- vsi ostali partnerji na projektu so bili izvajalci s katerimi smo sodelovali tudi pri izvedbi HOTELA PALACE ( Kempinski ) v Portorožu.

## **E NOTRANJA FINALIZACIJA**

Hiša je tudi v notranjosti finalizirana z materiali najvišjega cenovnega razreda. Držali smo se stila modernih mediteranskih vil, ki jih poznamo iz severnega dela Italije med Venecijo in Treviso. Uporabljen je tradicionalen material z veliko detajli na moderen način – masivni kamen, keramika, mozaik, steklo, jeklo,....

**ZASTEKLITEV** : SCHUCO nemški profili in mehanizmi najvišje kakovosti, termopan zasteklitev in steklo z visoko absorpcijo sončnega sevanja.

**KERAMIKA** : VALENTINO ( marmi reali nero 60x60 ) in BALDOCER ( lapis perseo 60x40 )

**SANITARNA KERAMIKA IN PIPE, POHIŠTVO** : CATALANO, OLYMPIA, AQUASTIL

**KAMIN** : kamini HOČEVAR, PALAZZETTI

**SPA & SAUNA** : HOTSPRING , CAFUTA

**NOTRANJA VRATA** : masivna, furnirana , oreh, notranji skriti panti, magnetna ključavnica, moderen dizajn.

Vrata in pregrade v tuš del so steklena z inox mehanizmi

**PARKET** : troslojni parket primeren za talno gretje, hrast, ščetkan, oljen, dimenzij 15x150x1900 mm

**STOPNIŠČE** : jekleno, moderno, odprto, kamnite nastopne ploskve

**OSEBNO DVIGALO**: OTIS hotelskega tipa za 6 oseb z avtonomijo funkcioniranja 20 minut v slučaju izpada električnega toka.

### **STROJNE INSTALACIJE**

V objektu je vgrajen sistem talnega ogrevanja in talnega hlajenja RDZ preko toplotne črpalke FUJITSU. Prostori imajo zagotovljeno kontrola prezračevanja preko rekuperacijske enote ter kontrolo vlage v prostoru s stropnimi razvlaževalci v vsaki etaži. Sanitarna voda se greje s pomočjo sončnega kolektorja na strehi objekta.

### **ELEKTROINSTALACIJE**

Vila ima zasnovano pametno elektroinstalacijo po standardu EIB KONEX z vgrajenimi dozami, ki omogočajo večino evropskih proizvajalcev. Izbrani izdelki so JUNG Avstrija. Varovanjem objekta je izvedeno preko videonadzornega sistema ter protivlomnega sistema. Objekt ima vgrajen domofon in avtomatsko odpiranje glavnih kovanih vrat ter internetni priključek SIOL PAKET. Vse instalacije objekta in zunanje ureditve so zbrane v tehnični omari posebnega prostora v kletni etaži.

# PRESENTATION OF THE VILLAS PARECAG - ENGLISH

## A LAND AND BUILDING PERMIT

The size of the total area of the building is 2349 m<sup>2</sup> with two separate access road. Lower access road is due to the height difference was withheld as foot and service access, while the upper decorated as the main access to the parking lot of the house.

Land belongs partly to building land on which construction is possible and partly between agricultural land on which construction is not possible. The same applies to all the neighboring parcels in the surrounding area who have the same status and therefore construction in the immediate vicinity of the villa is no longer possible. This protected environment calm and open views of the spa NATIONAL PARK Salina .Salina known for its high iodine content in the atmosphere.

At this plot was gauges previous existing house and its auxiliary facilities in early 2008 projektiing new villa with new landscaping. The building permit for the construction of the building and the pool is obtained 29.07.2008. The villa is fully and formally built on the position and the spatial dimensions of the house prior to the construction work of the plot, while the pool of technical and architectural and aesthetic reasons moved to the neighboring land owner in the immediate vicinity of the villa, as can be seen from the accompanying situations. All elements of external regulation (parking, summer kitchen, terrace, ...) have existed for years and are therefore in the new version remain in the same locations on the corresponding land.

Complete construction of villas began in early 2009 and was including internal finalization of the houses in the higher price range as well as the main access route completed in 2013.

## B PROPERTY DESCRIPTION

### B1 GENERAL

Floors villa is K + P + 1, netto 340 m<sup>2</sup> area or. over 500 m<sup>2</sup> together with external spaces, orientation to the southwest, beautiful views of the National Park Salina Salina Bay of Piran and Slovenian and Croatian coast.

The villa has an elevator across all floors - OTIS hotel-type for 6 people with the autonomy of functioning for 20 minutes in the event of a power failure. There is the possibility of installing the unit in the engine room for additional production el. energy.

Excellent thermal insulation of the building and the facade with mineral final layer and partly stone hanging facade.

Premium Schüco windows and doors with excellent termopan glazing and glass with a high absorption of solar radiation.

### B2 cellar Ground floor 1

The surface of 136 m<sup>2</sup> netto: opens the southwest lawn, large master bedroom with dressing room and wellness center, laundry or utility room, cloakroom, installation room, engine room of the building. This option is a lounge with a wine cellar and wellness.

### B3 Ground floor:

Area netto 112 m<sup>2</sup>: living room with panoramic glass walls and magnificent views, indoor and outdoor dining with a pergola and sunshade, kitchen with pantry, entrance hall with cloakroom and toilets daily

### B4 FLOOR

Area netto 92 m<sup>2</sup>, large bedroom with bathroom, two normal bedrooms with a shared bathroom and a library or workspace, shared balcony with wooden floor in teak.

## C LANDSCAPING

C1 access road

120 m<sup>1</sup> newly decorated public roads and 80 m<sup>1</sup> newly decorated and lit internal roads in the sand and gravel with side stone wall

C2 INPUT AND INDOOR PARKING

The entrance is made of stone portal with a solid wrought the main entrance to the automation and gates, parking for 6 vehicles 4- 70 m<sup>2</sup> with forged roof for 4 cars, the entire courtyard paved in stone blocks of sandstone, or bicycle. auxiliary room 15 m<sup>2</sup> dressed in stone slabs;

C3 MAXIMUM PLATO above the parking lot - 400 m<sup>2</sup> olive grove with herb garden and the rest of the oldest olive trees in the period 1900-1910

C4 MIDDLE PLATO 1 in the ground floor level of the house - 400 m<sup>2</sup> with lawn covered playability room (35 m<sup>2</sup>) decorated in traditional style with wall paintings (Bakhova feast), an old fireplace (L = 200 cm) with a hearth, an extra room with bathroom (12 m<sup>2</sup>), and a built sofa and equipment, the transition to middle plateau 2 lounge (35 m<sup>2</sup>) or outdoor living room with sofas, below the water tank 65 m<sup>3</sup> for the needs of the irrigation system of the entire plot.

C5 MIDDLE PLATO 2 level basement - lawn 150 m<sup>2</sup> in front of the master bedroom and wellness connected with a wooden terrace of 100 m<sup>2</sup> with swimming pool 8 khumaru), pool 4.40 mx 11.50 m with back-flow, water waterfall, lighting, obscure roll cover and robot for cleaning,

6 LOWER PLATO - wine cellar, engine room of the pool (total of 45 m<sup>2</sup>), a plateau in prodcu before cellar 40 m<sup>2</sup> with a stone staircase at the lowest plateau.

C7 lower PLATO - decorated with old stone wall and may have several purposes. The decision is left to the prospective buyer .: The options are: a grove of fruit trees, lawn, playground for children, ... leads to it below accessible way through the avenue of cypresses.

C8 HORTICULTURE - is governed entirely by the planting of the main trees (palm Tunis, magnolia, maple, Strawberry), installation of grass carpets, irrigation system, climbers and shrub planting Mediterranean type (lavender and other herbs)

C9 Lights - is made in LED technology with minimum energy consumption (70-80 lights around 350W of total power) provided for the automatic control of sensors and photocells.

## D SELECTED MATERIALS - EXTERIOR BUILDING AND LANDSCAPING

They are chosen only the best materials:

- FASAD: heat insulation and silicate silicon top layer WEBER (Austria)
- Facades and pressure: brushed solid Istrian stone KAMEN PAZIN from Pazin (Croatia)
- EXTERNAL PRESSURE: Istrian massive sandstone and sandstone cubes MARMOR SEŽANA from Sežane (Slovenia)
- External and balcony railings: handmade forged products specializing in forging workshop DANTE NEGRO from Treviso (Italy) for villas in the surrounding area Venezie
- ELEMENTS horticulture: (plants, trees, grass carpet, irrigation systems, ...) VIVAIO PETRINI from Monfalcone (Italy)
- EXTERIOR WINDOWS AND DOORS - top quality aluminum windows and doors - Schüco (Germany)
- FLOORING terraces and balconies: teak balconies and khumaru for more transient part of the external terraces,
- All other partners in the project were contractors with whom we have participated in the execution PALACE HOTEL (Kempinski) in Portorož.

## E INTERIOR FINISHING

The house is also in the interior finalized with materials of the highest priced. We stuck to the modern Mediterranean style villas, which are known from the northern part of Italy between Venezia and Treviso. It uses traditional material with a lot of details in a modern way - a massive stone, ceramic, mosaic, glass, steel, ....

Glazing: German Schüco profiles and mechanisms of the highest quality, thermopane glazing and glass with a high absorption of solar radiation.

CERAMICS: VALENTINO (MARMI reali nero 60x60) and BALDOCER (lapiss perseo 60x40)

Sanitary ware and faucets, furniture: Catalano OLYMPIA, AQUASTIL

FIREPLACE: fireplaces HOČEVAR, PALAZZETTI

SPA & SAUNA: HOTSPRING spas, Cafuta

INTERIOR DOORS: solid, veneer, walnut, internal hidden hinges, magnetic lock, modern design. Doors and barriers in the shower part of the glass with stainless steel mechanisms

Stock-layer parquet floors suitable for underfloor heating, oak, brushed, oiled, dimensions 15x150x1900 mm

Stairs, steel, modern, open an entrance stone surfaces

Passenger elevator: OTIS hotel-type for 6 people with the autonomy of functioning for 20 minutes in the event of a power failure.

#### mechanical installations

The house has a built-in underfloor heating and underfloor cooling RDZ through the heat pump FUJITSU. The rooms are provided with control over the heat recovery ventilation units and control humidity in a room with ceiling dehumidification on each floor. Hot water is heated by the solar collector on the roof of the building.

#### ELEKTROINSTALATION

The villa has designed smart wiring standard EIB KONEX incorporating doses that allow the majority of European manufacturers. Selected products are JUNG Austria. Protection of the building is carried out through the video surveillance system and burglar alarm system. The facility is equipped with intercom and automatic opening of the main forged gates and internet access SIOL package. All installations of the building and landscaping are collected in special technical cabinet space in the basement.