



MARINA DORČOL

Catalogue of technical standards



Marina Dorćol combines state-of-the-art technical achievements in residential living, globally award-winning architecture, with exceptional comfort of life.

This document outlines the preliminary catalogue of technical standards for apartments and communal areas. We have used our knowledge and experience from previously successfully realised projects — in particular Puškinova Residence in Belgrade, as well as the residential building Komunardü and the DRN office building in Prague. While developing Marina Dorćol, we opted for technical details that not only have unique aesthetic value but also enable outstanding functionality and provide uncompromising living comfort.

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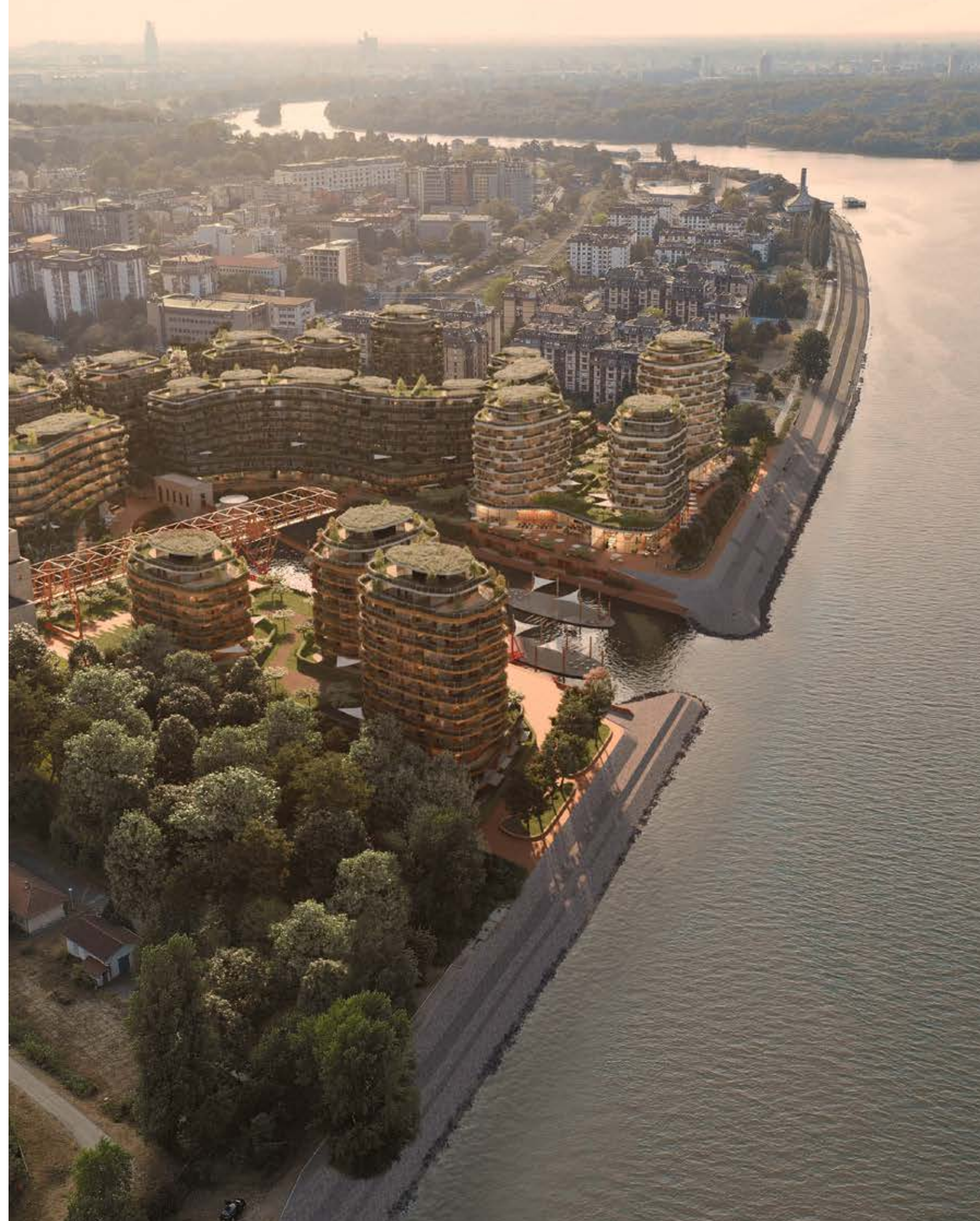
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- Property management





DRN, Prag

01.

The exterior

The structure
The roof
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Exterior joinery



The structure

The structure of all towers will consist of a combination of pillars and concrete cores, designed in accordance with all calculations and the latest adopted standards (Eurocodes). The most detailed and comprehensive fieldwork studies were used as input data, with more than 40 exploratory boreholes and over 20 CPT tests.

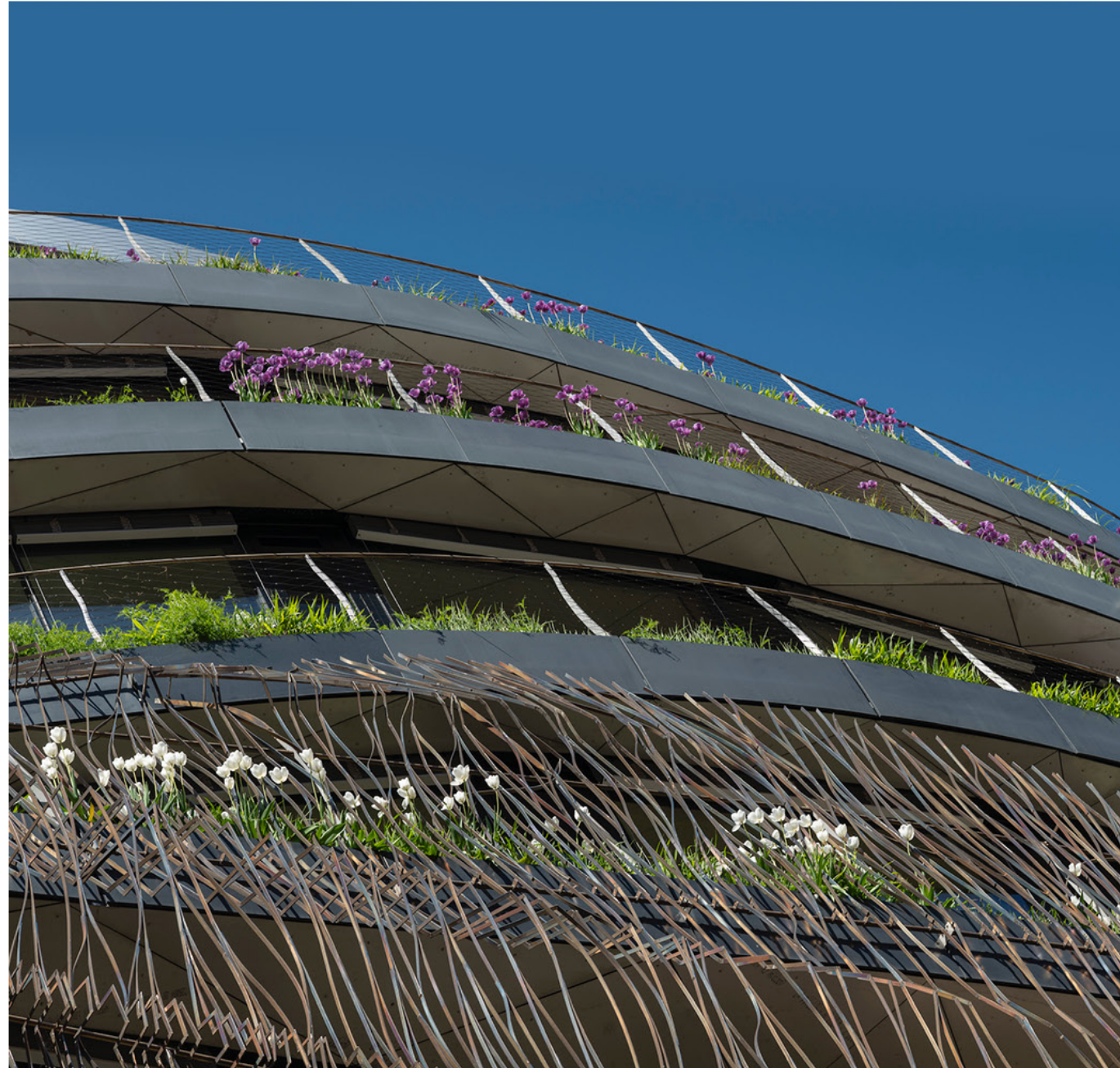
The roof

The roof surfaces are enhanced with a combination of greenery, tall plants and elegant wooden decking, creating a harmonious unity of modern architecture and nature. The roofs are constructed with the most advanced waterproofing systems, which guarantee long-term structural protection and flawless functionality over the years.



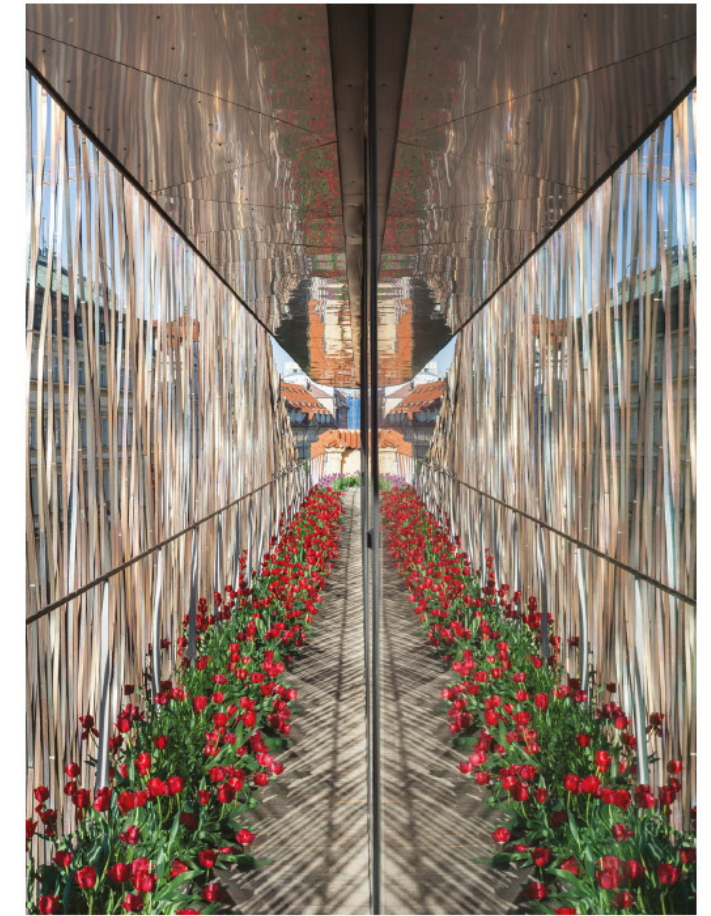
Watering

Planters up to 60 cm wide will be placed along the terrace edges, with a drip irrigation system installed. This system will ensure uninterrupted watering of green areas, without any additional involvement of the residents. The system will be operated by the maintenance service. Dedicated wells will be used for irrigation purposes, which will also significantly reduce costs for residents.



Gardens

More than 100 apartments in Marina Dorćol will have private green gardens, which are an integral part of the overall horticultural design of the project. The irrigation systems will be professionally installed and maintained by the investor's property management.



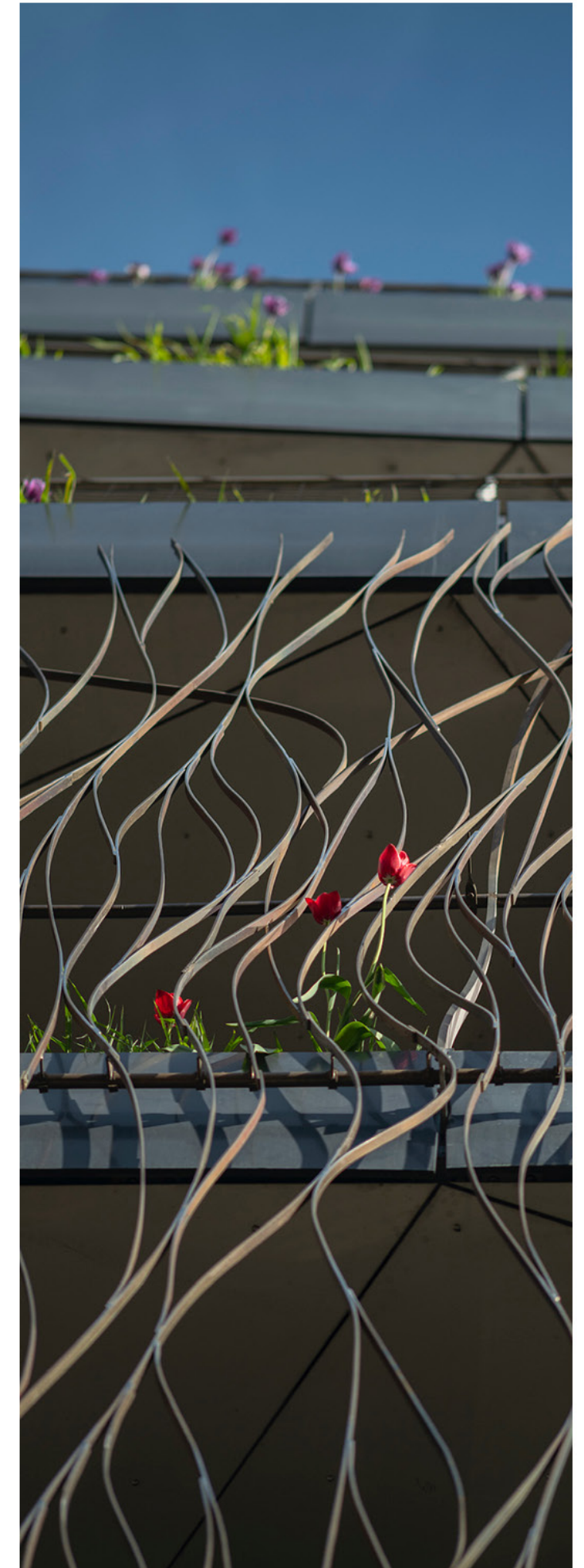
The facade

Throughout the Marina Dorćol complex, triple-glazed glass facades will be used, extending from floor to ceiling, with terraces up to 3 metres wide along the entire perimeter.



Exterior joinery

All facade glazing, windows and terrace doors will be produced in partnership with the world's leading facade manufacturers. Fly screens will be installed on windows as part of the facade elements. All windows will have external blinds, which can be controlled via switches in the living rooms and bedrooms.



02.

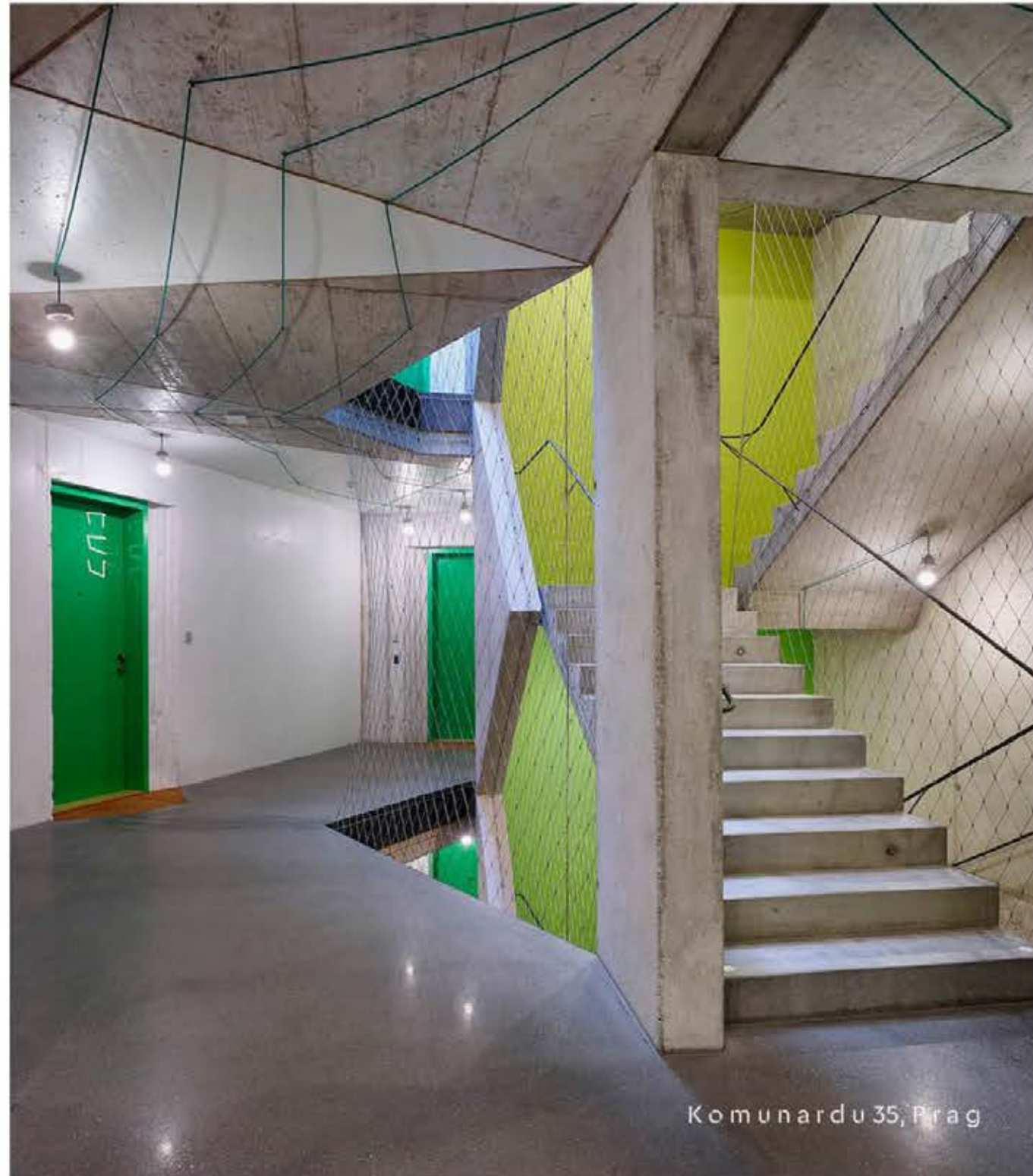
The interior

Entrance hall and staircase
Elevators
Apartment front doors
Interior joinery
The walls
The floors
The ceiling
Finishes in bathrooms and toilets
Sanitary facilities
Storage for appliances



Entrance hall and staircase

The entrance hall will be finished in a combination of natural concrete and stone, as per the design of the project's Czech architect, Stanislav Fiala.



Elevators

All elevators will be fast, with a load capacity of up to 1,000 kg, from the world's leading manufacturer Schindler. The door frames will have permanent galvanized finish, without any additional treatment. Although each building has a small number of apartments per entrance, in taller buildings with a higher number of residents, two silent elevators per entrance will be provided to ensure maximum comfort.



Apartment front doors

All apartment front doors will be classified as security Class 3 and above standard height. They will meet a minimum 30-minute fire resistance requirement. Door handles will be M&T, model Rocksor, designed by the project architect Stanislav Fiala.

Interior joinery

All room and bathroom doors are made of MDF, finished in white lacquer and fitted with concealed hinges. Door height will be above standard. All door handles are M&T Rocksor, designed by the project architect Stanislav Fiala.

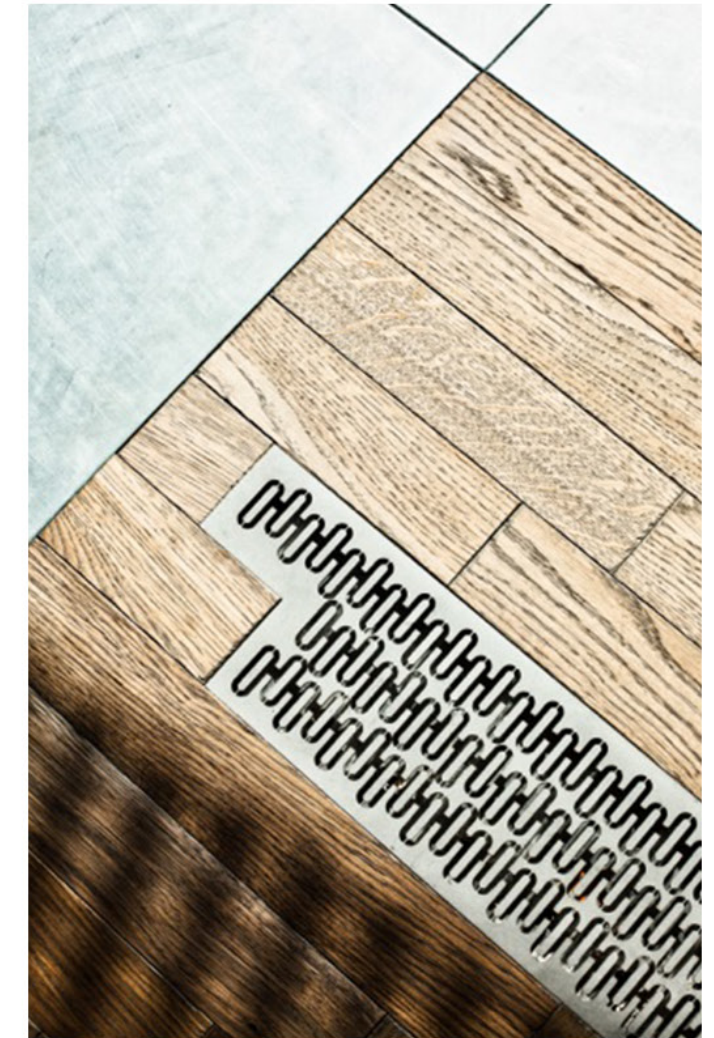
The walls

The walls between the apartments and the hallway will be completely made of concrete, with the addition of materials that meet adequate acoustic criteria. The walls between apartments will be made of concrete or special blocks that meet the leading standards on the global sound barriers market. A dedicated service layer is provided adjacent to the concrete wall to accommodate all necessary installations, without compromising acoustic performance in neighbouring spaces. There will be no installations crossing between residential units, further preventing sound transmission. Additionally, underfloor heating provides a significant acoustic advantage over conventional central radiator systems.



The floors

All floors in the apartments — in all rooms except bathrooms and toilets — will be finished in rustic brushed oak, treated with selected eco-friendly oils. Residents will have a choice of several colours of parquet of equal quality.



The ceiling

The ceiling height at Marina Dorćol will be above standard, without suspended ceilings in living rooms and bedrooms. Suspended ceilings will only be present in hallways, bathrooms and toilets, to accommodate the mechanical installations of the cooling and air purification systems.



Finishes in bathrooms and toilets

The bathroom finish features carefully selected natural stone, available in two variants of grey-white tones and patterns that bring a sense of calm, stability and timeless elegance to the space.



Sanitary facilities

Bathrooms and toilets will be completed and fully equipped according to the concepts of the architects at the "Kuzmanović + Fiala" studio. The installed sanitary ware will be from the range of reputable manufacturers, carefully selected for all bathrooms and toilets. In addition to standard sanitary fittings, all larger bathrooms will also have bidets, while smaller bathrooms will have bidet showers next to the toilet bowls. Special attention has been given to towel dryers, specially designed by project architect Stanislav Fiala.



Storage for appliances

In order not to disrupt the interior of bathrooms and toilets, all residential units will feature separate utility rooms or niches for washing machines and tumble dryers, each with its own drain. These spaces will also have separate fans, which will be activated as needed to reduce moisture levels.





Residence Puškinova, Beograd

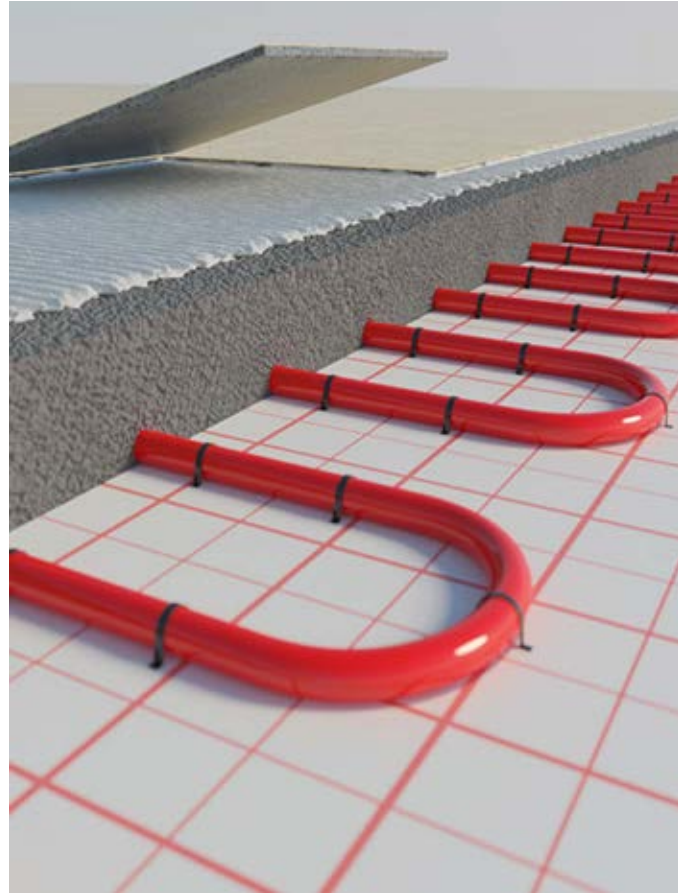
03.

Installations

- Heating system
- Cooling system
- Air purification system
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- Kitchen ventilation
- Smart system
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- Internet and TV
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- Cameras
- Fire alarm system
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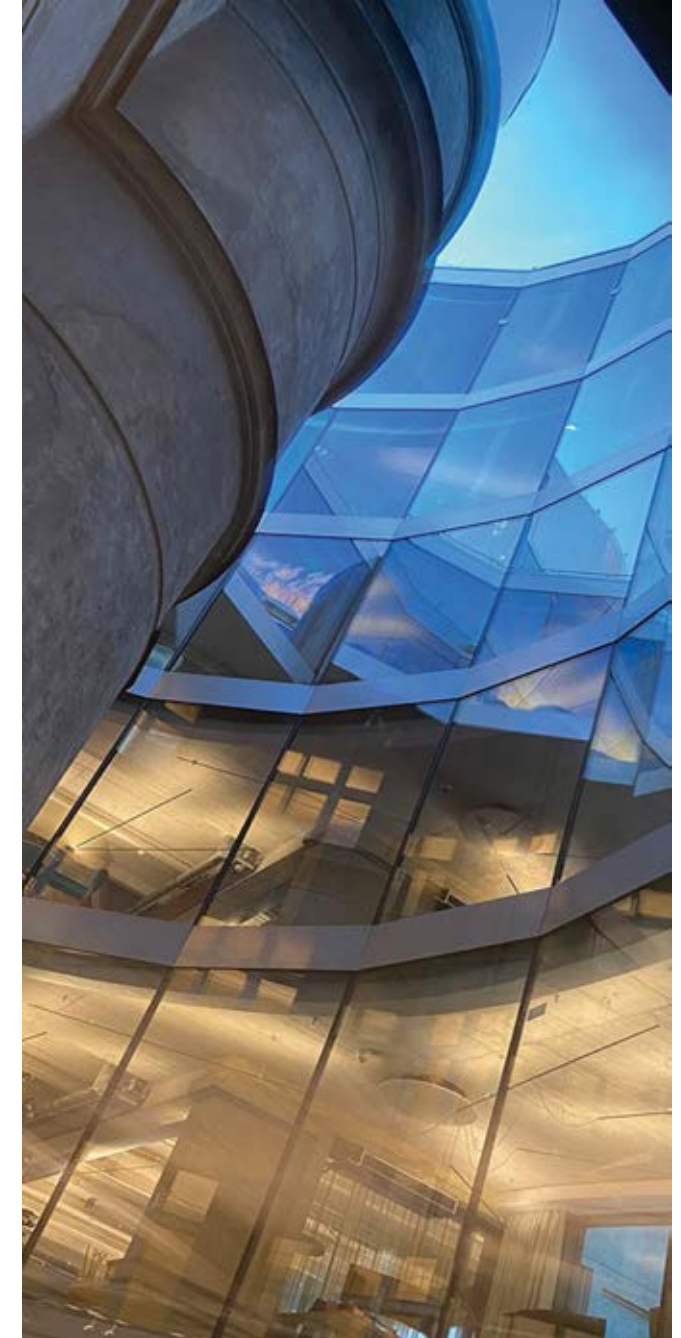
Heating system

All apartments will feature underfloor heating systems powered by geothermal energy sources. High-efficiency heat pumps will serve as the system's main driving mechanism. This will enable residents to have significantly lower heating bills. Heating will be controlled via a system that will allow separate control in all rooms. This type of renewable energy supply is one of the most environmentally sustainable heating methods currently available on the market. All energy consumed by each residential unit will be monitored by heat meters, which will be used for billing purposes.



Air purification system

The modern air recovery system enables constant circulation of fresh air in every apartment. In this way, residents always enjoy a pleasant, healthy and comfortable ambience, with an optimal temperature throughout the year. Thanks to advanced heat exchange between the outgoing and incoming air, the recuperators significantly reduce energy losses, thereby reducing heating and cooling costs. Filters at the points of outside air intake, as well as inside the recuperators themselves, retain dust, pollen and other impurities, significantly improving indoor air quality. In addition to energy efficiency, the system ensures a high level of acoustic and thermal comfort, so apartments remain quiet, uniformly warm and fresh at any time of day.



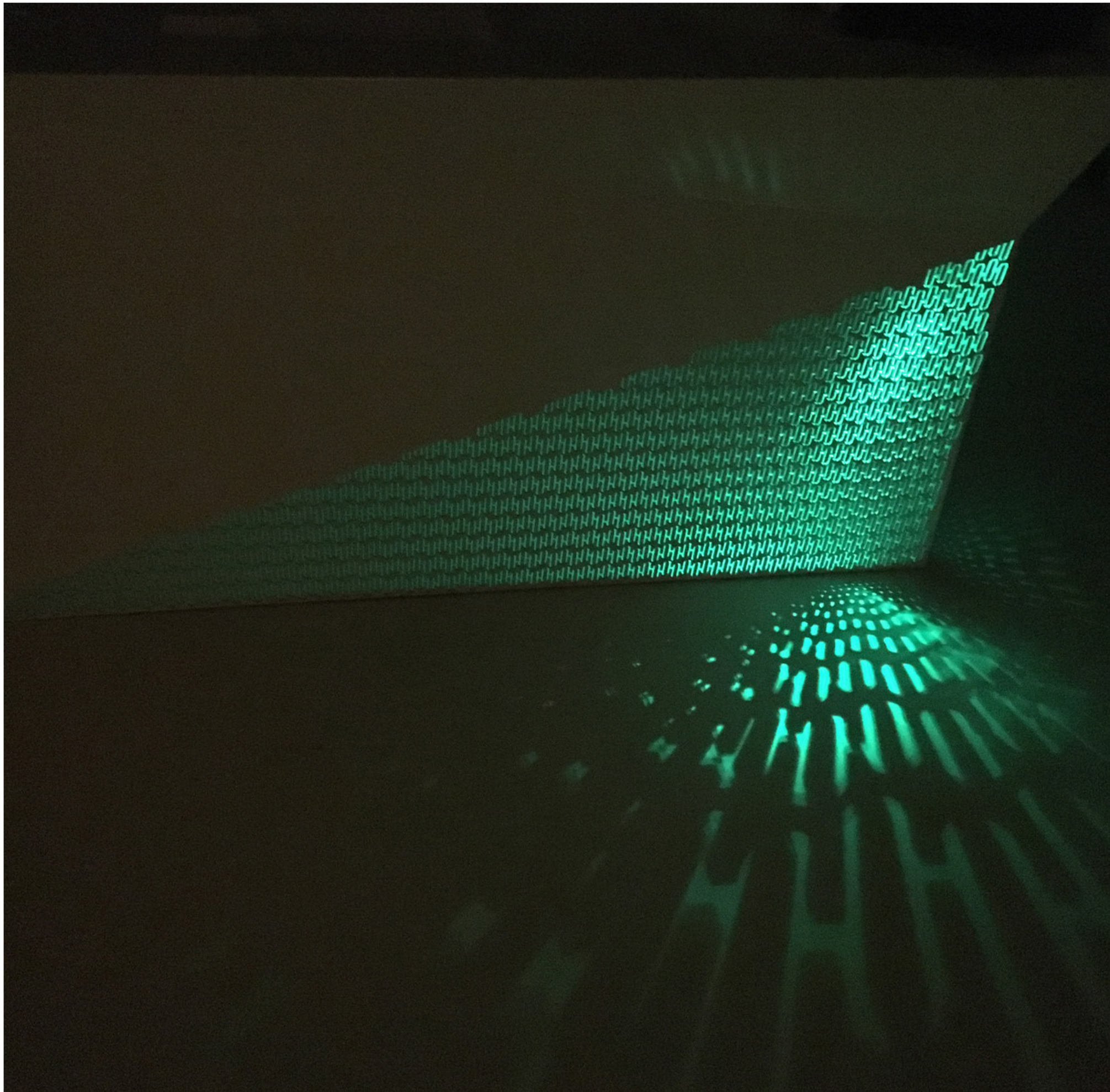
Cooling system

The cooling system will use fan coil units, which will mostly be concealed in suspended ceilings in hallways and bathrooms. Where necessary, compact surface-mounted units will be used in smaller rooms, blending seamlessly into the interior. Cool air will be supplied to living rooms and bedrooms through wall-mounted grilles. As with heating, the system will be powered by geothermal energy sources and operated via a separate control system, enabling individual temperature control in all rooms. The energy consumption of each residential unit will be monitored and used for billing purposes.



Ventilation

In addition to ventilation through the air recovery system, ventilation will also take place naturally through the large facade surfaces. This will be further enhanced through constant air circulation via fans in the toilets, operating in a slow, silent mode. Residents will have the option to increase the fan speed via a switch in the toilet.



Kitchen ventilation

Kitchen ventilation will feature dedicated ducts with mounted extractor hoods. As with other installations, special attention will be paid to maximum noise reduction. The installation of several vertical ducts additionally prevents the passage of sound and odours from neighbouring apartments. Non-return valves will be installed to prevent the return of unpleasant odours.

Smart system

The smart system in Marina Dorćol enables residents to manage everyday home functions via an intuitive application — including remote control of heating and cooling, intercom monitoring and a central “master off” mode that switches off all devices when the resident is not at home. With optional client modifications, blind control via tablet can also be added. The system provides a higher level of control, greater security and more efficient energy management, while adapting to the individual needs of each resident.

Power installations

In addition to standard electrical installations, the kitchens will feature an ample number of sockets. Electrical accessories throughout the apartments will be supplied by one of the world's leading manufacturers, such as Jung. As an optional client modification, different colours of electrical accessories can be selected, as well as replacement of standard sockets with USB or USB-C connector models.

Internet and TV

Living rooms and bedrooms will offer the option to connect multiple television and internet providers via RJ45 and TV sockets.

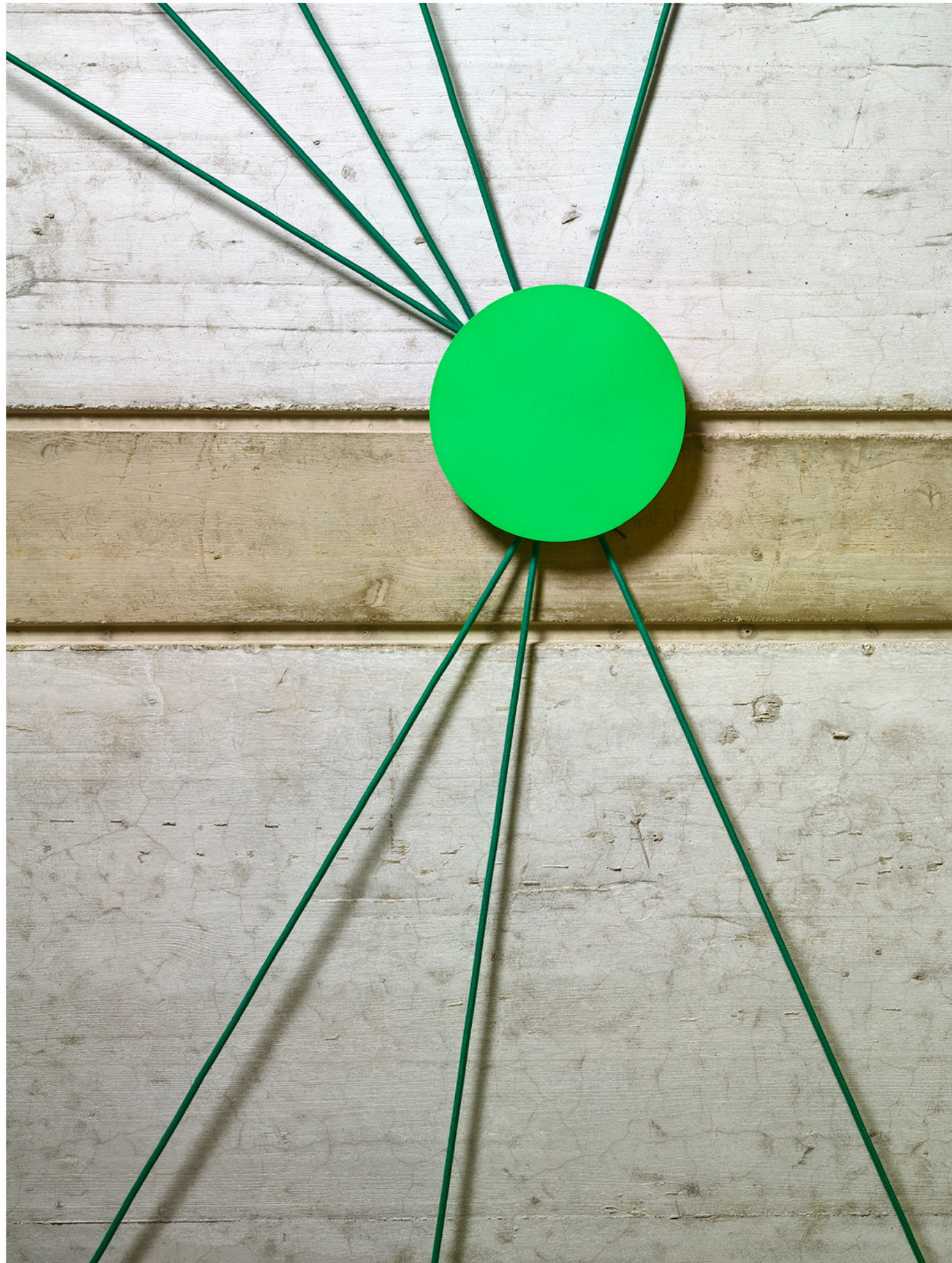
Intercom and access control

An intercom system from a renowned manufacturer will be installed in every apartment. Apartment owners will receive a system chip key, allowing easy access through the vehicle entrance ramps, garages and building entrances.



Cameras

Building security will include an optimal number of CCTV cameras, which, together with physical security presence, will provide residents with an extra layer of safety.



Fire alarm system

Fire alarm systems and carbon monoxide detection systems will be installed in garages and above-ground premises.



Water supply and sewerage

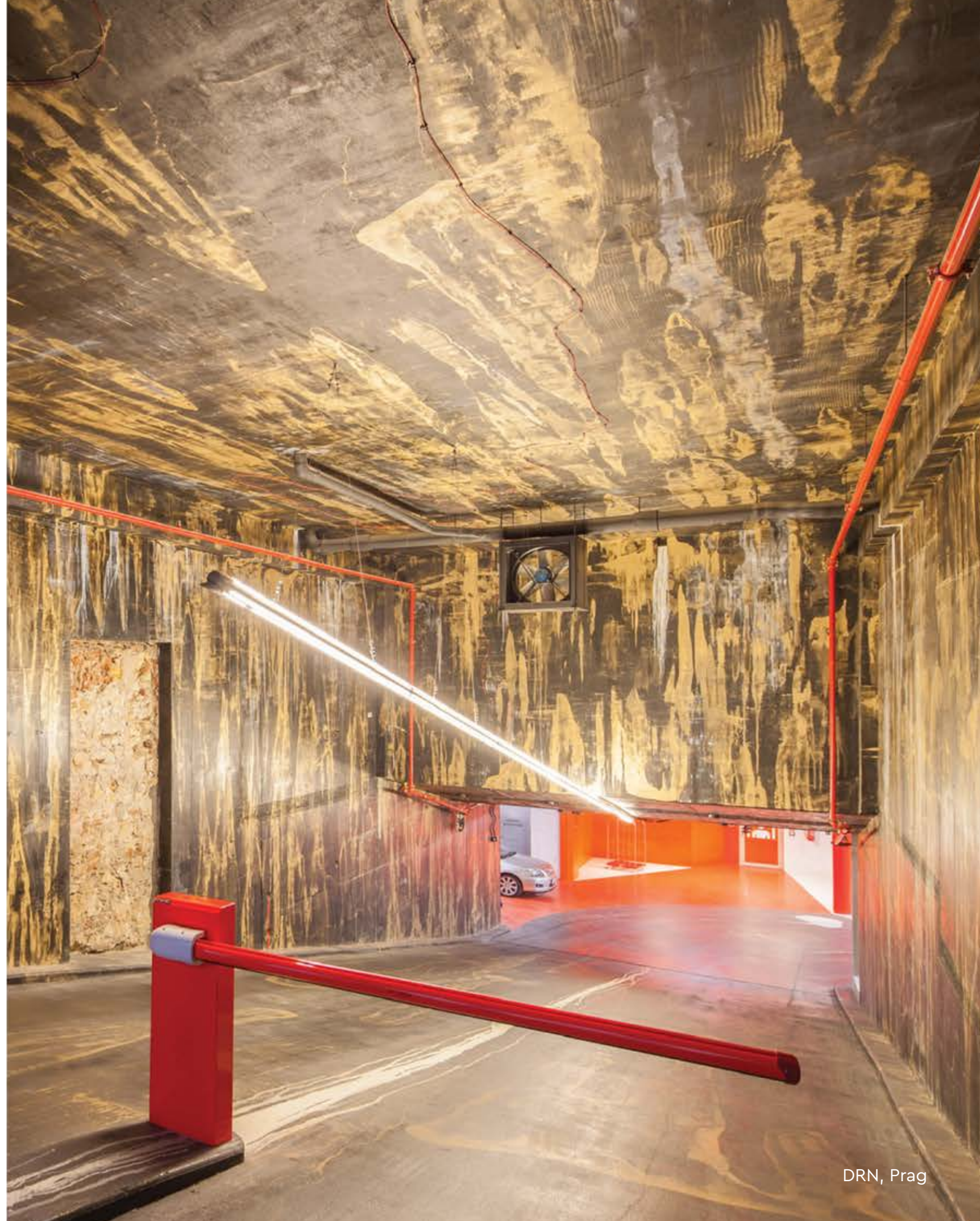
Each residential unit will have its own water meter, with consumption measured and billed accordingly. The central water supply system will additionally feature a water softening system, providing all residents with limescale-free water and protecting household appliances from damage. Instead of conventional boilers, domestic hot water will be prepared through a dedicated central system powered by geothermal energy, significantly reducing costs for residents. Residents will have remote access to their consumption data and bills via a modern BMS system.



04.

Other areas

- Garages
- Storage rooms
- Front desk
- Communal areas
- Outdoor areas
- Property management



Garages

Parking spaces in the garages are designed with above-standard dimensions (width of 2.7 to 2.9 metres and length of 5.5 metres), making them suitable for even the largest SUV vehicles and representing a significant improvement compared to typical market standards. The vehicle ramp system enables garage access exclusively for residents, with a high level of security and access control. Residents will have the infrastructure in place for the installation of electric vehicle chargers, while 100 parking spaces will be available for guests, including spaces with fast electric chargers. Signal boosters for mobile phones will be installed in all garages, ensuring full connectivity.

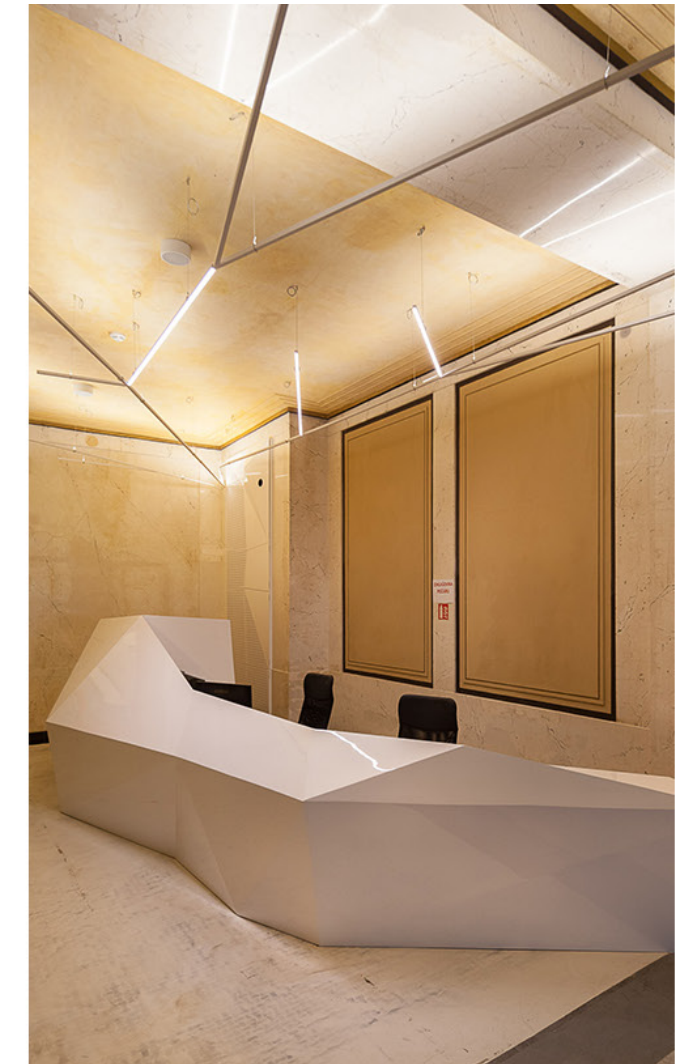


Storage rooms

Every apartment owner will have a storage room of 2–3 m² in the garage area. A number of larger storage rooms of 6 m² will also be available.

Front desk

Each block will have dedicated shared spaces for residents. Within these spaces, reception areas will be established, providing on-site security in accordance with the requirements of the residential community and the building maintenance service. Each reception area will also include a dedicated room for the temporary storage of incoming parcels, which will be collected by reception staff in agreement with the residential community.



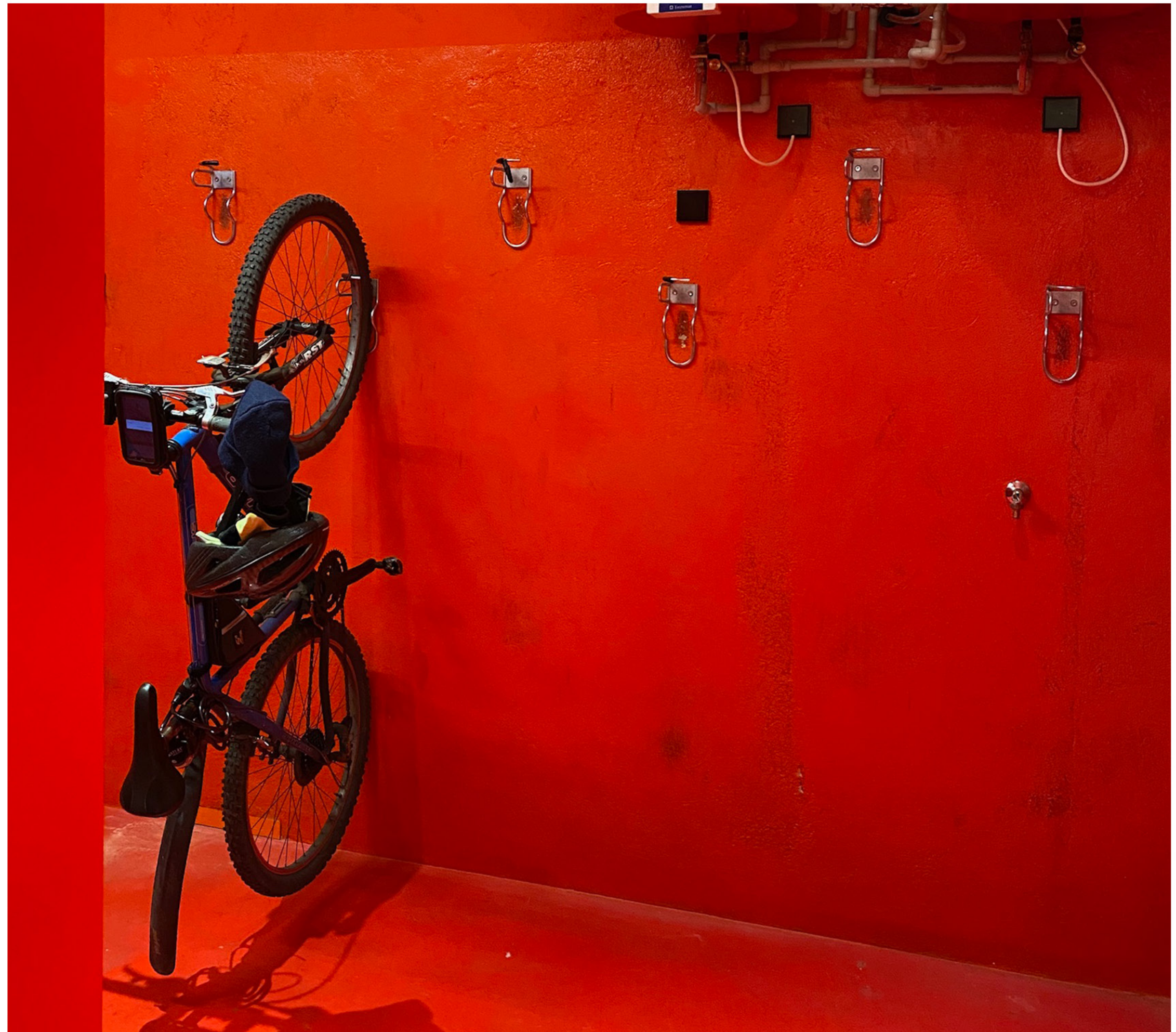
Communal areas

Each entrance will include dedicated storage rooms for baby strollers and bicycles, located close to the entrances and elevators to facilitate ease of use.



Outdoor areas

Marina Dorćol will feature over 30,000 m² of greenery. Residents will have access to parks and a promenade, as well as bicycle parking facilities.



Property management

After the project is complete, SEBRE will remain present at Marina Dorćol as its property management service. The company will oversee external security, technical maintenance, cleaning and landscaping, while the property manager will have a dedicated office and be regularly present at the complex.



SEBRE reserves the right to make changes.



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