



DUKLEY
GARDENS

BASIC PACKAGE

FLOOR FINISHING | CERAMIC TILES | WALLS FINISHING | INTERIOR DOORS |
SANITARY WARE AND TAPS | INTERIOR LIGHTING | LOW VOLTAGE SYSTEMS |
ELECTRICAL EQUIPMENT SPECIFICATIONS | M.E.P. INSTALLATIONS |
KITCHEN | JACUZZI | HOME APPLIANCES |



BASIC PACKAGE

STANDARD EQUIPMENT COMPONENTS

FLOOR FINISHING

The 1st class parquet flooring made of natural wood on a multi-layer plywood base.

Country of origin: Italy. Manufacturer: Garbeloto

✓ DIMENSIONS

- Fine wood thickness - 4 mm
- Total parquet board thickness - 14 mm
- Parquet board width - 14cm
- Parquet board length - from 90 to 180 cm
- Finishing – matt water-base varnish
- Wood species – oak

✓ COLOUR (CUSTOMER'S CHOICE)

bleached oak, natural oak, wenge

✓ PLINTHS

Aluminium profiles. The same colour as the aluminium joinery.
Plinth height: 2 cm
Country of origin: Bosnia and Herzegovina. Manufacturer: Feal

✓ STONE (FLOORS)

Stone floor, "Maljat", matt or polished. Country of origin: Montenegro

The 1st class ceramic tiles of a modern design, a wide choice of colours and finishing (customer's choice). All the tiles are rectified (dimensions are verified to + - 1mm). Tiles dimensions: 75 x 150cm, 75 x 75 cm.

Country of origin: Italy. Manufacturer: Graniti Fiandre

✓ CERAMIC TILES – FLOORS (IN BATHROOMS AND KITCHENS)

Tiles finishing:

- Marble imitation
- Monochrome, matte finish (according to colour chart)
- Monochrome white, glossy
- Monochrome, natural stone colours (smooth or textured surface)
- Glass mosaic (according to colour chart)



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STANDARD EQUIPMENT COMPONENTS

CERAMIC TILES (WALLS)

The 1st class ceramic tiles of a modern design, a wide choice of colours and finishing (customer's choice).

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✓ TILES FINISHING

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- c) Monochrome white, glossy
- d) Monochrome, natural stone colours (smooth or textured surface)
- e) Glass mosaic (according to colour chart)

WALLS FINISHING

- Painted ceilings – water resistant dispersion, colour at the customer's choice
- Suspended ceilings
- Decorative elements of suspended ceilings

INTERIOR DOORS

Plain full core internal doors made of one-piece wood, suitable for mounting in walls of any type. Door profiles are made of anodized aluminium equipped with concealed hinges.

Dimensions of the profiles are minimum. The door thickness is 4,8 cm. Different finish options are possible. The doors are designed in the minimalist style, flush with the wall.

Country of origin: Italy, Manufacturer: Lualdi

✓ RASOMURO 55S

- Door width: 70, 80 cm
- Door height: 230 cm
- Door finish: matt white and 3 types of wood (at the customer's choice)



BASIC PACKAGE

STANDARD EQUIPMENT COMPONENTS

GLASS PARTITIONS

Manufacturer: Lualdi, Italy

SANITARY WARE AND TAPS

Villeroy & Bosh + Dornbracht (high-end sanitary ware). Country of origin: Germany

✓ BATHROOM

Villeroy&Boch, washbasin, Loop & Friends , 585x380mm - 5151 01 01 - rectangular
Villeroy&Boch, washbasin, Seria Loop & Friends , 585x380mm - 5154 01 01 – oval
Villeroy&Boch, washbasin, Loop & Friends , Ø 430 mm - round
Villeroy&Boch, washbasin, Memento 500x420mm - rectangular
Villeroy&Boch, wall-mounted wash down WC Subway 2.0
Villeroy&Boch, wall-mounted bidet Subway 2.0
Dornbracht, Rain shower with wall fixing, dimensions: 300x240mm
Dornbracht, Seria Lulu, Hand shower set
Concealed thermostat with two function volume control
Konkav Konvex, glass partition for shower cabin, dimensions: 117xh250 cm, transparent glass
Konkav Konvex, glass partition for washing machine and boiler, dimensions: 66xh250 cm, white colored glass
Villeroy&Boch, Bath, CETUS, dimensions: 175x75 - oval
Villeroy&Boch, Bath, Squaro Edge 12, dimensions: 170x75 – rectangular
Villeroy&Boch, Bath, Aveo, dimensions: 190x95 cm – ellipse, free standing (where provided according to project)
Dornbracht, Lulu, Single-level washbasin mixer without pop-up waste for use with counter-top sinks.
Dornbracht, Lulu, Single-level bidet mixer
Dornbracht, Lulu, Three-hole single-lever bath mixer for bath rim or tile edge installation - 3 pieces
Custom made furniture (drawers under the wash basin 100 cm), finishing: white paint, oak graphite
Custom made furniture (drawers under the wash basin 140 cm), finishing: white paint, oak graphite
Towel dryer 126 x 45 cm, Zehnder, Country of origin: Germany
Bathroom fixtures, fittings and accessories



BASIC PACKAGE

STANDARD EQUIPMENT COMPONENTS

INTERIOR LIGHTING

✓ BATHROOM 1

Recessed fitting model LW for LED tip Deep LED R12, power 12W 3000K 1150lm, dimension Ø83mm h=91,50mm, in protection IP23, color: white. Dimension of the hole in the ceiling Ø75mm. Complete with LED and transformer.

Decorative wall linear fitting for direct/indirect illumination. Housing made of extruded aluminum with an opal diffuser. Finish: anodised natural aluminum color. L=1400mm INDEX LED IP42, 20W/m, 1500lm/m, 230V. LED IP20, 12V.
Manufacturer: BUCK.

✓ BATHROOM 2

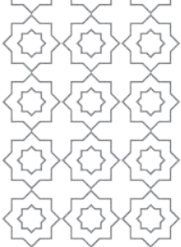
Recessed fitting model LW for LED tip Deep LED R12, power 12W 3000K 1150lm, dimension Ø83mm h=91,50mm, in protection IP23, color: white. Dimension of the hole in the ceiling Ø75mm. Complete with LED and power supply and emergency module.

Decorative wall linear fitting for direct/indirect illumination. Housing made of extruded aluminum with an opal diffuser. Finish: white color. L=1200mm INDEX LED IP42, 20W/m, 1500lm/m, 230V. LED IP20, 12V.
Manufacturer: BUCK.

✓ KITCHEN

Suspended linear luminaire for direct illumination, applicable for general use spaces. Suspended linear luminaire for direct illumination, applicable for general use spaces. Housing made of extruded aluminum with an opal diffuser. Finish: white. L=1200mm SLIM LINE LED IP42, 20W/m, 1500lm/m, 230V. LED IP20, 12V.
Manufacturer: BUCK.

Recessed fitting model LW for LED tip Deep LED R12, power 12W 3000K 1150lm, dimension Ø83mm h=91,50mm, in protection IP23, color: white. Dimension of the hole in the ceiling Ø75mm. Complete with LED and transformer.



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STANDARD EQUIPMENT COMPONENTS

INTERIOR LIGHTING

✓ LIVING ROOM / LOBBY / HALL

Recessed fitting model LW for LED tip Deep LED R12, power 12W 3000K 1150lm, dimension Ø83mm h=91,50mm, in protection IP23, color: white. Dimension of the hole in the ceiling Ø75mm. Complete with LED , transformer and emergency power supply.

Recessed fitting model LW for LED tip Deep LED R12, power 12W 3000K 1150lm, dimension Ø83mm h=91,50mm, in protection IP23, color: white. Dimension of the hole in the ceiling Ø75mm. Complete with LED and transformer.

Flexible SMD LED with 3M type for soffit mounting, 9,6W/m 24V, IP65, warm white color 3000K. Complete with L led aluminum profile.

Osram transformator code 4050300817484 Type: OT 75/220-240/24 P

✓ BEDROOM 1

Recessed fitting model LW for LED tip Deep LED R12, power 12W 3000K 1150lm, dimension Ø83mm h=91,50mm, in protection IP23, color: white. Dimension of the hole in the ceiling Ø75mm. Complete with LED and transformer.

✓ BEDROOM 2

Recessed fitting model LW for LED tip Deep LED R12, power 12W 3000K 1150lm, dimension Ø83mm h=91,50mm, in protection IP23, color: white. Dimension of the hole in the ceiling Ø75mm. Complete with LED and transformer.



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STANDARD EQUIPMENT COMPONENTS

INTERIOR LIGHTING

✓ BALCONIES

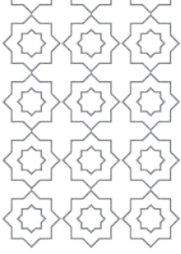
Flexible SMD LED with 3M type for soffit mounting, 9,6W/m 24V, IP65, warm white color 3000K. Complete with L led aluminum profile.

Wall fitting for external iGuzzini iPro micro, for up/down blade effect, 3W LED warm white 270Lm, dimension 161x60x51mm. IP66, IK07, color: white. Complete with LED and transformers.

Osram transformator code 4008321981684 Tip OT 80/220-240/24 P

✓ "SMART HOUSE"

1. Motorized curtain rods and extendable awnings remote control
2. Lighting remote control
3. Boiler switch on/off (a possibility of remote control via the Internet, for example, from Paris)
4. Air conditioning system remote control. It allows to adjust the air temperature and choose an operation mode (a possibility of remote control via the Internet, for example, from London)
5. Floor heating remote control - switch of/off only (a possibility of remote control via the Internet, for example, from Dubai)
6. Remote control via iPhone/iPad and Android applications
7. Each apartment is equipped with an iPad device and a standard dock-station



BASIC PACKAGE

STANDARD EQUIPMENT COMPONENTS

LOW VOLTAGE SYSTEMS

✓ INTERNET CONNECTION

1 internet port - on a wall of a living room and bedroom; + a possibility to connect a WI-FI modem for wireless internet in bedrooms

✓ TV

Living room: 1 port, Bedrooms: 1 port in each bedroom

ELECTRICAL EQUIPMENT SPECIFICATIONS

✓ ELECTRIC DISTRIBUTION CABINET

- Located in the apartment entrance area
- Dimensions: 70 x 120 cm
- Power per apartment - 49 kW

✓ NUMBER OF PLUGS IN EVERY ROOM

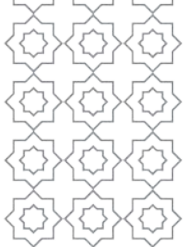
Living room/ kitchen: min. 10 plugs, bedroom: min.4 plugs, bathroom: min. 3 plugs

✓ NUMBER OF ELECTRIC SWITCHES

Living room/Kitchen: min. 4 switches, bedroom: min. 2 switches, bathroom: min. 2 switches

✓ PLUGS, SWITCHES ETC.

Painted white glass.



BASIC PACKAGE

STANDARD EQUIPMENT COMPONENTS

MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS

✓ AIR CONDITIONING SYSTEM

Mini VRV system, heat pump (Warm/Cold/Dry)

Manufacturer: Samsung, 5th generation

Indoor units:

-Each bedroom 1 unit. Inside the suspended ceiling or bathroom ceiling with bars for insertion and extraction of the treated air.

Control with the wired wall controller.

-Living room 1 unit. Inside the suspended ceiling with linear diffusers or linear grille for insertion of treated air. Extraction through a special slot in the suspended ceiling with the required dimensions. Control with the wired wall controller.

Outdoor units:

-1 unit for each apartment located on the roof of the villa (alternatively other position if it is not possible on the roof)

✓ VENTILATION

Ventilation of the kitchen through the cooker hood with built-in fan through a system of galvanized channels, going out to the roof of the villa.

Bathroom fan with back flap in each bathroom and toilet through a system of round plastic ducts, going out to the roof of the villa.

✓ FLOOR HEATING

Floor heating with heating net in bathrooms and toilets. Also in the kitchen if the tile floor, otherwise there is no floor heating.

✓ PLUMBING SYSTEM

All the water meters can be controlled remotely. Meters are installed in the plumbing wells.

- Internal piping, Aquatherm, ATP – Toro.

Hot water supply – by means of electric boilers (200 l).

2 boilers (200 l. volume) are situated in a utility room and supply with hot water 2 bathrooms, a WC for guests and a kitchen



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STANDARD EQUIPMENT COMPONENTS

OPTIONAL

KITCHEN

Modern design kitchen by renown manufacturers. The customer is to choose colours and finishes out of the manufacturers range.
Country of origin: Italy, Manufacturer: Varenna, Poliform

✓ FINISHING OF LOWER ELEMENTS

- a) BASIC: laminate (colour to be chosen from the manufacturer's colour chart)
- b) COMFORT: matt paint (colour to be chosen from the manufacturer's colour chart)
- c) LUX: glass, veneer, glossy paint - high gloss (colour to be chosen from the manufacturer's colour chart)

✓ FINISHING OF UPPER ELEMENTS

- a) Painted glass (to be chosen from the manufacturer's colour chart)

✓ WORKTOP

Quartzite (colour to be chosen from the manufacturer's colour chart)

✓ BUILT-IN APPLIANCES

Cook top - MIELE KM6115
Oven - MIELE H2261B D EDST/CLST
Dishwasher - MIELE G4280Vi
Refrigerator/freezer - MIELE 37132 ID
Wine refridgerator - MIELE KWT6321UG
Extractor hood - MIELE DA390-6
Washbasin - FRANKE PPX 111
Tap - FRANKE D plus



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OPTIONAL

TERRACES

Villeroy & Bosh, Jacuzzi for terrace, model SP552

Dimensions: 2.39 m x 2.39 m x 0.91 m

Sliding marquees for terraces

HOME APPLIANCES AND TV

Washing machine, MIELE WDA 110

OTHER

Motorized curtain rods



D U K L E Y
G A R D E N S

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