



**TIM90**  
residential & business building  
**velimaj**



## Why Poreč?



Poreč is a city of culture and entertainment, with pleasant sun and warm sea. It is located on the western coast of Istria, which is the largest Croatian peninsula. Poreč has a well-indented 37 km long coast, from the valley of the Mirna river in the north to the deep Lim channel in the south. The neat and nicely developed beaches and bays are the trade mark of Poreč. The largest and nicest of the Poreč islands, Sv. Nikola, encloses the city harbour. On the island of Sv Nikola there is a circular tower dating back to 1402, one of the oldest lighthouses on the Adria (it is not in function any more).

Istria is low and undulating around Poreč, and covered with lush vegetation and pine and oak forests that extend to the very sea-coast. More than 200 villages that surround Poreč have maintained to a great extent the traditional Istrian atmosphere.

Sports such as tennis, sailing and diving, cultural sights, concerts and festivals will enrich the days of every person visiting Istria and Poreč. As the sun sinks into the sea, the experience will be made complete by Istrian cuisine specialties in numerous inns and restaurants. For those visitors whose day lasts 24 hours, there are many bars and discos.

### History

The history of Poreč began more than two thousand years ago, as the ancient Romans conquered the autochthon Histri and established castrum - a military fortification - on the 400 m long and 200 m wide peninsula. During the rule of the Emperor Augustus in the 1st century, the castrum was officially proclaimed a town and it became the administrative and economic centre of the Roman colony Colonia Iulia Parentium. The first Poreč bishop Mavar was a victim of persecution by the Roman authorities, and after his martyr's death he was proclaimed the patron saint of the town. Poreč became then a diocese, and a Christian cathedral was built in the 4th century on the place of the bishop's martyrdom. This is where the bishop Euphrasius had a magnificent basilica built in the 6th century.

After the fall of the Roman Empire, various conquerors ruled the town - they all deemed Poreč as attractive due to its location and natural beauties. The Austrian steamship company Lloyd from Trieste opened in 1844 a tourist route which included Poreč. Already in 1845, the first tourist guidebook with the description and pictures of the town was published.



Since 1861 Poreč has been the capital town of Istria, the seat of the provincial (Istrian) assembly with schools, administrative and judicial institutions.

In 1902 a narrow-gauge railway route was built from Trieste to Poreč, named Parenzana. In 1910 the first hotel in Poreč was built, Riviera. Today Poreč is a modern city that has managed to maintain its historical identity which can be best seen in the original Roman street grid in the old town.

### The Old Town

The entire Old Town core of Poreč is a monument of culture. The Old Town has kept the layout of streets of the ancient Roman castrum. The main streets, Decumanus and Cardo Maximus, still bear their original names. Decumanus connected the Square Marafor in the western part of the town with the land town gate in the east. On the place of the today's Marafor there was the Roman forum with temples and public buildings. On Marafor there is a preserved Romanesque house, and in Decumanus and Cardo several Venetian Gothic palaces. The Istrian parliament building, originally a Franciscan Gothic church from the 13th century, was refurbished in Baroque style in the 18th century. Poreč was encircled with defensive walls from the 12th to the 19th century. Nowadays there are still three defensive towers at the entrance to the Old Town.

The most significant cultural monument of Poreč is the Euphrasius basilica complex from the 4th-6th century. The mosaics on the floor of the first basilica have been preserved, and the bishop Euphrasius extended and decorated the southern of the two basilicas in the Byzantine times, namely in the middle of the 6th century. Since 1997 the Euphrasius basilica has been protected by UNESCO as a world cultural heritage monument.

### Climate

Gentle Mediterranean climate with warm and dry summers, and mild and pleasant winters. The average amount of sunshine is 2.388 hours. Due to the day length and the predominantly clear weather conditions, the longest insolation is during the summer. The daily average in the summer in Istria amounts to approximately 10 hours. The characteristic winds are "bura" (a wind blowing from the north towards the south and brings clear weather), "jugo" (a warm wind which is accompanied by rain) and "maestral" (a summer wind blowing from the mainland towards the sea).

### Sea

The sea temperature is at its lowest in March when it ranges from 9,3°C to 11,1°C, and at its highest in August between 23°C and 25°C. The average sea salinity varies from 36 to 38 pro mille.





# Location



Moscow .....	2500 km
St. Peterburg .....	2450 km
München .....	552 km
Wien .....	539 km
Budapest .....	592 km
Ljubljana .....	151 km
Trieste .....	70 km
Zagreb .....	243 km
Rijeka .....	92 km
Pula .....	53 km



buildings developed by TIM 90



## Technical description

### Architectural conception

The facility VELI MAJ is conceived as a three-volume multi-residential and business building, easily accessible from the Novigrad-Poreč road and the Poreč-Veli Maj direction. The building volume is divided into three wholes; two wings with a P+1 height (ground floor plus one storey) oriented towards the west, and the eastern "central" volume with the number of stories equalling P+2 and P+3. The architectural design of the business and residential complex represents a combination of functionality and aesthetic qualities: the building, the green atrium and the underground parking lot. Thus the building becomes a point of attraction - the centre of the village, a place where the inhabitants meet, socialize, do business, i.e. have at their disposal everything that they might need in their everyday life throughout the year, and this is in fact, among other things, the intended goal of development of this architectural project. The investor wants to "fill" the building with various facilities that will be useful to its inhabitants all-year-round: kindergarten, bank, post office, chemist's shop, bookshop, restaurant, coffee bar, multipurpose hall, large grocer's shop, beauty centre, offices... The outdoor atrium is a "vestibule" of such complex, a humanised attractive element. Through the offer of different business and social facilities and, to a minor extent, the allowed residential designation, the intention was to create a self-sufficient whole, i.e. a building that will meet the requirements of its inhabitants and the population from its catchment area in their everyday life.

The residential stories are arranged in an attractive and purposeful "U" form and with such construction method the building is opened towards the west, thus offering sea views. The "U" form is also followed by the number of stories. The outermost western wings feature P+1, the corners P+2, and the central part of the "U"-matrix is P+3. In such manner, a terraced structure is created, which encircles the outdoor space - the atrium. The building comprises an underground cellar, the basement, the ground floor and one i.e. three stories.



The ground floor / basement is used for business premises without a defined designation, in total 46 premises with an area ranging from 15,80 - 1.600 sqm; and the stories comprise 48 residential units with an area ranging from 31 - 167 sqm (these residential units include also the appertaining store-rooms located in the cellar), as well as the appropriate number of apartments (4 apartments) suitable for disabled persons.

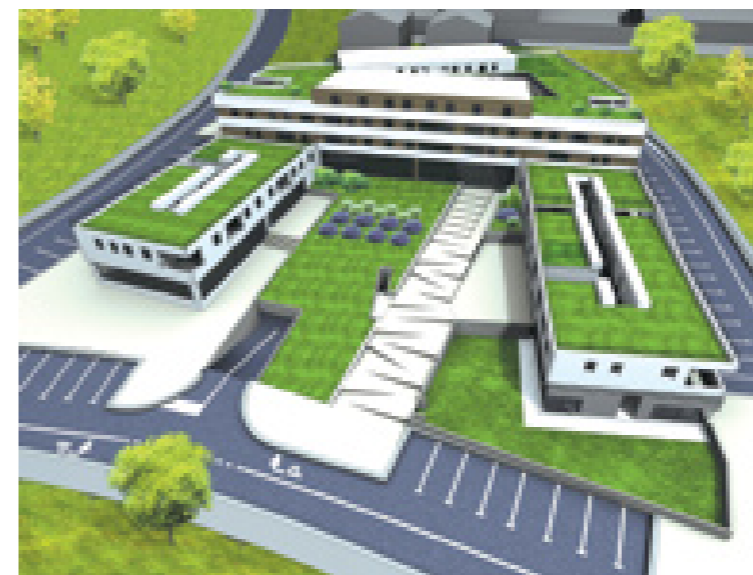
The apartments are accessed from several exterior, partially covered, staircases, and in the highest part of the building we have provided access with an elevator from the cellar storey where the garages and store-rooms are located. In the ground floor, along the staircase verticals, areas for letter boxes and the garbage rooms are provided; these are easily accessible, but hidden from direct view from the street. All residential premises are to be built up to the final completion status.

A part of the business premises in the central area is accessible both from the outdoor and the indoor area (from the central lobby). The business premises in the "wings" are accessible only from outside. All these premises for business and social purposes, which are located in the ground floor and the basement, are to be developed up to certain "bare brickwork" completion stage.

The basement, underneath the entrance lobby, is spacewise and visually connected in a single area through the central opening in the ground floor slab. There are business premises located along the extended circulation area within the zone of such opening. Emergency exits are provided as well as a possibility for a future delivery area for business premises, and also the vertical connections (elevator) with the garage.

The centre of the "main" volume is the attractive atrium. It extends from the very top to the basement storey. All stories are visually connected and the lobby is actually an internal piazza housing shops, coffee bars and other facilities - a place to meet and socialize.

The apartments are oriented to all cardinal points of the world thus allowing their inhabitants, thanks to the loggias in front of the living rooms and the large movable glass walls, to enjoy the close contact with beautiful landscape views. A great amount of the apartments has direct sea view. For a pleasant atmosphere - in order to diminish and protect against sunlight - automatic rolling shutters or exterior window shutters will be installed in the rooms. The apartments have one, two or three bedrooms. The roof surfaces are humanised in the sense that they become green terraces, thus providing additional impression of connection with the environment, and the mimicry in the natural landscape enhances the views from the apartments and the overall experience of the building.



### Structure, installations and materials

Statically and structurally the building is conceived as a reinforced-concrete skeleton on strip foundations with posts, concrete walls and solid reinforced-concrete slab, and with infill masonry of the facades, hall and partition walls between the apartments and business premises. The internal division walls and panelling are made of quality gypsum boards. The roof structure is a flat reinforced-concrete slab with the appropriate heat and humidity insulation protection.

The common circulation paths (halls and reinforced-concrete staircases) between the apartments and business premises are treated with a combination of quality stone granite plates and ceramic tiles. The vertical connection within the central part is enabled through quick elevators for 8 persons that are suitable also for disabled persons.

The building façade is designed with a combination of treatment of solid planes with the quality thermal insulation DEMIT and the finish work with silicate paints; the openings in the business area are treated with a combination of aluminium profiles and thermopane glass (protection coefficient 1,1), and in the residential area with alufusion (aluminium and PVC) and thermopane glass (k 1,1).

The installations of the business premises within the building have been conducted to the single premises with the possibility for the electricity, water, sewage, telephone, satellite antenna to be connected and with the area reserved for air-conditioners (the electricity and water meter have been installed on the supply installations).

In the single dwelling units we have connected the electricity, water, sewage, telephone, satellite antenna, air-conditioning installations (the electricity and water meter have been installed on the supply installations).

### Common facilities within the building

The building is operationally divided into three volumes - the smaller ones, northern and southern, and the bigger one - the central volume. They comprise in total 48 apartments and 46 business premises. The cellar, where the store-rooms belonging to the residential part of the building and the garage are located, is connected with the highest floors of the central volume through 2 residential elevators and a separate elevator for the business premises in the ground floor. The staircases and the halls within the buildings are made of ceramics and stone. The building's roof surfaces are covered with greenery and some parts are paved with concrete slabs. The common satellite antenna system allows reception of signals from three satellites (Astra, Hotbird and Eutelsat II). To each apartment and business premises the optical cable has been conducted, which allows the ADSL connection, the television program package, and in the future also the remote controlling of the apartment or business premises. In the north and south part of the building there are fenced areas for the residents' garbage, and in the west part of the building there is an area for the waste from the business premises.

In the outdoor area dominates the "green" atrium, and the rest of the plot will be landscaped i.e. grass and flower areas will be seeded and autochthonous vegetation will be planted. The access paths and promenades around the building will be paved with concrete slabs and blocks, and the parking places will be paved with concrete elements that allow the grass to grow through their openings.

The whole building, both the apartments and the business premises, are insured against property damage that might result from one of the following basic threats:

- fire and lightning
- explosions, except for explosion caused by nuclear energy
- storms
- hail
- crash of own motor vehicle and own mobile working machine and unknown machine and unknown motor vehicle into the insured building
- fall and crash of aircraft
- manifestations and demonstrations only in the period of peace



Guarantees:

Structure and flat roof - ten years

Exterior windows and doors - five years

Elevators - two years

All civil engineering and handicraft works - two years

For the equipment (water heaters, air-conditioning units, sanitary components) according to the manufacturer's warranty.

### Building management and maintenance

The management and the maintenance of the building are assigned to the company TIM 2000. TIM 2000 will take care of the cleaning and maintenance of the common areas as well as of any damages. Starting from the date of execution of the apartment or business premises purchase/sale contract, all purchasers will pay provisions in the building reserve fund.

### Equipment of the apartments

The apartments have their store-rooms and parking places in the building's cellar. The water and electricity meters are separate for each apartment.

The entrance doors are metal and anti-burglary, the internal doors are veneered or quality painted, and the walls and ceilings are painted with dispersion paints.

The floors - hall, sanitary facilities, kitchen and a part of the dining room are covered with high-quality ceramics (optionally stone). The living room and the bedrooms are covered with solid bamboo parquet in several nuances (18 mm thick).

The windows and glass walls are manufactured according to the Alufusion system with thermopane glass with the protection coefficient 1,1, and the rooms are screened from light with automatic rolling shutters or exterior window shutters.

The bathroom is paved on floors and walls (up to the ceiling) with high-quality ceramics. The sanitary components bear the brand name such as Dolomiti, the taps such as Rodex, the bathroom articles, the mirror and the illumination are in line with the bathroom design. The bathtub is made of cast sanitary acrylic material.

The living rooms in the apartments are air-conditioned (heating/cooling) with the individual inverter system Daikin. The external units are installed on places appointed for such purpose on the flat part of the roof or terrace. The heating system includes the heating of the bathroom floor and the towel drying radiator. It is also possible to heat the living room, kitchen and dining room with a solid fuel heater (fire-place) and for such purpose we have foreseen Schiedel chimneys to be installed, and for the heating of the rooms there are electric wall panels.

The water is heated by electrical water heater placed in the closet/bathroom. All rooms are ventilated naturally, through windows and doors, and the sanitary facilities also by forced ventilation.

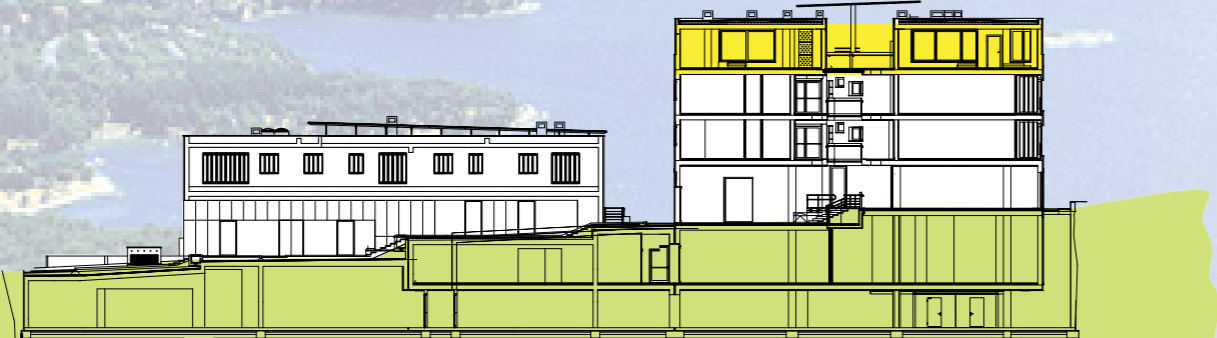
The power of the electrical connection in the apartments varies from 4,6 to 5,75 kW.

### Business premises

The business premises do not have any defined use and they are sold in the "bare brickwork" completion stage i.e. without interior design. We have brought sewage, telephone and satellite antenna connection to every business premises as well as the electricity and water connections with the related meters. The external glass walls are made with a combination of FEAL aluminium profiles and thermopane glass (k 1,1) at the storey level. The height of the business premises ranges between 2,6 and 4 m. For a part of the business premises we have foreseen a separate service access with the delivery ramp. The parking for the business premises is provided in the building's garage as well as along the roads that encircle the building from four sides. The power of the electrical connection in the apartments varies from 4,6 to 7,36 kW



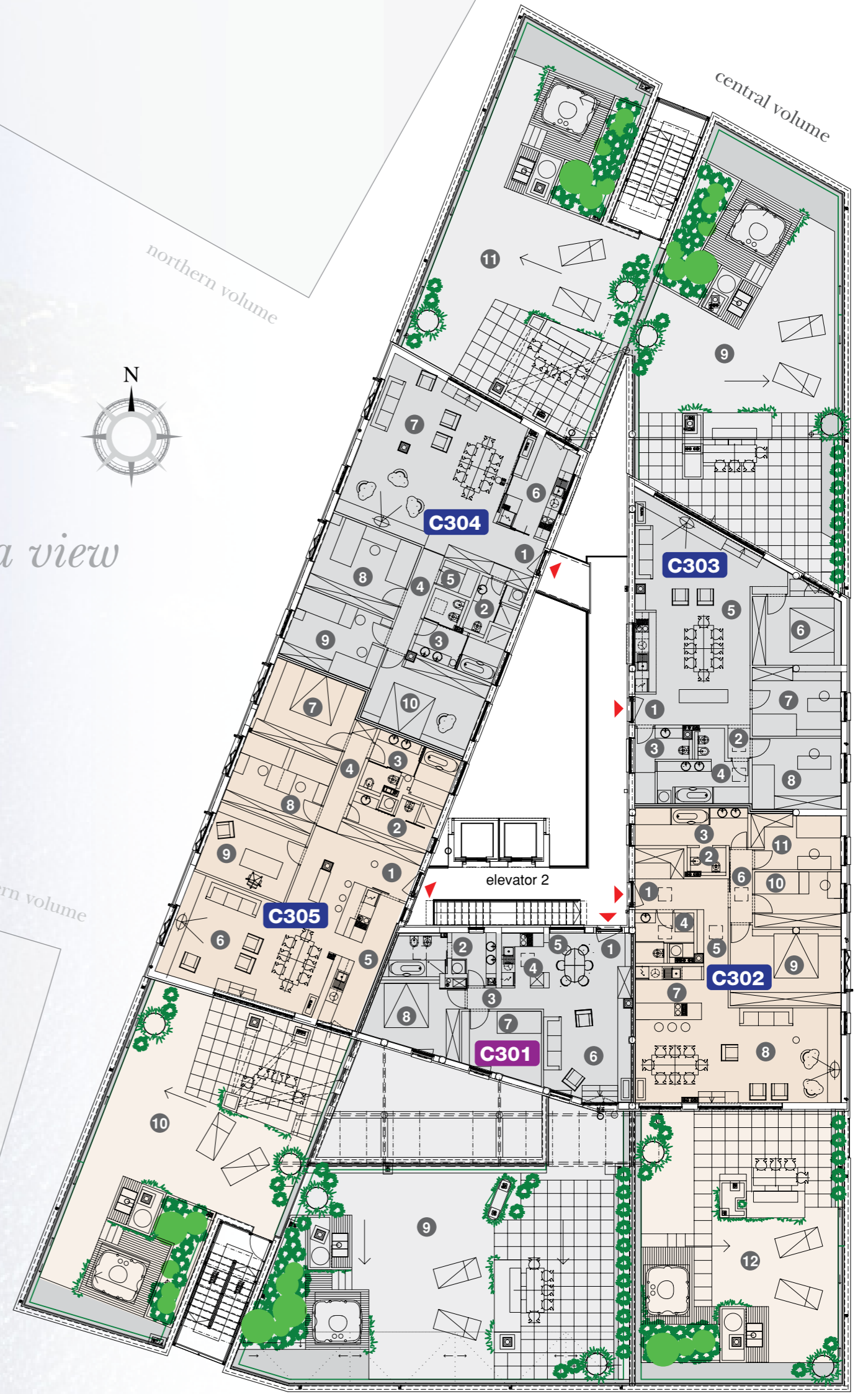
3rd floor  
Apartments



- 1 bedroom north
- 2 bedrooms west
- 3 bedrooms east
- flatlet south



← sea view

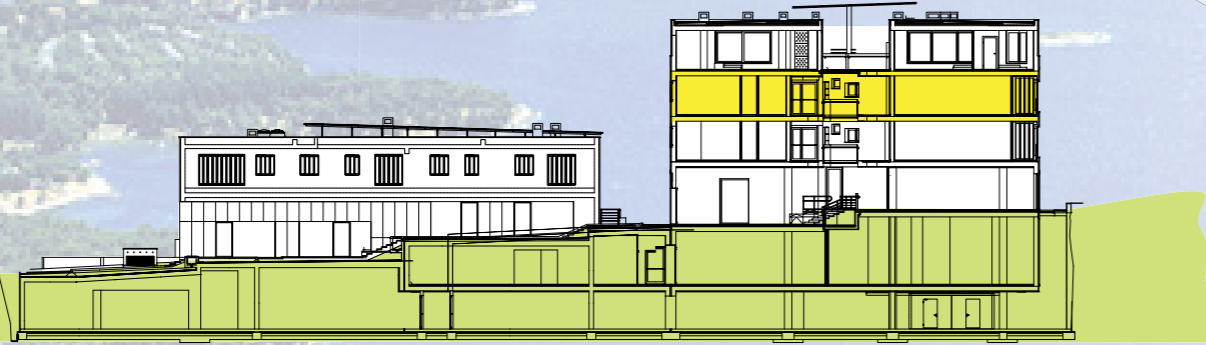


central volume

Apartment	Area (m <sup>2</sup> )	Room	Area (m <sup>2</sup> )	Apartment	Area (m <sup>2</sup> )	Room	Area (m <sup>2</sup> )
<b>C301</b>	<b>113.46</b>	1 entrance	4.40	<b>C303</b>	<b>144.25</b>	1 entrance	3.00
		2 bathroom 1	9.30			2 corridor	6.60
		3 corridor	3.20			3 bathroom 1	5.25
		4 kitchen	4.15			4 bathroom 2	9.85
		5 dining room	5.60			5 living room + kitchen + dining room	48.25
		6 living room	19.45			6 bedroom 1	13.45
		7 bedroom 1	10.50			8 bedroom 3	12.80
		8 bedroom 2	12.50			9 terrace (152.60 x 25%)	38.15
		9 terrace (177.45 x 25%)	44.36				
<b>C302</b>	<b>146.94</b>	1 entrance	7.20	<b>C304</b>	<b>167.14</b>	1 entrance	9.35
		2 wc	2.10			2 bathroom 1	4.75
		3 bathroom 1	8.65			3 bathroom 2	9.50
		4 bathroom 2	5.60			4 corridor	4.85
		5 corridor 1	7.60			5 storage	2.00
		6 corridor 2	3.45			6 kitchen	9.30
		7 kitchen	7.15			7 living room + dining room	47.70
		8 living room + dining room	38.90			8 bedroom 1	15.05
		9 bedroom 1	17.35			9 bedroom 2	13.85
		10 bedroom 2	9.70			10 bedroom 3	16.60
		11 bedroom 3	9.80			11 terrace (136.75 x 25%)	34.19
		12 terrace (117.75 x 25%)	29.44				
<b>C305</b>	<b>161.04</b>	1 entrance	9.10	2 bathroom 1	6.60		
		2 bathroom 1	6.60	3 bathroom 2	9.05		
		3 bathroom 2	9.05	4 corridor	8.15		
		4 corridor	8.15	5 kitchen	12.20		
		5 kitchen	12.20	6 living room + dining room	39.55		
		6 living room + dining room	39.55	7 bedroom 1	14.85		
		7 bedroom 1	14.85	8 bedroom 2	14.10		
		8 bedroom 2	14.10	9 bedroom 3	13.9		
		9 bedroom 3	13.9	10 terrace (133.95 x 25%)	33.49		
		10 terrace (133.95 x 25%)	33.49				



2nd floor  
Apartments



- 1 bedroom north
- 2 bedrooms west
- 3 bedrooms east
- flatlet south

Two-storey apartment

central volume

<b>C101</b>	<b>90.03 m<sup>2</sup></b>
6 corridor	3.50
7 staircase	4.05
8 bathroom	5.45
9 bedroom 1	9.45
10 bedroom 2	12.10
11 bedroom 3	11.10
<b>C102</b>	<b>91.73 m<sup>2</sup></b>
6 corridor	3.30
7 staircase	3.50
8 bathroom	5.05
9 bedroom 1	11.10
10 bedroom 2	14.25
11 bedroom 3	9.50
<b>C103</b>	<b>91.39 m<sup>2</sup></b>
6 corridor	3.30
7 staircase	3.50
8 bathroom	5.00
9 bedroom 1	11.15
10 bedroom 2	14.20
11 bedroom 3	9.30
<b>C104</b>	<b>91.69 m<sup>2</sup></b>
6 corridor	3.25
7 staircase	3.50
8 bathroom	5.05
9 bedroom 1	11.10
10 bedroom 2	14.25
11 bedroom 3	9.50
<b>C105</b>	<b>90.86 m<sup>2</sup></b>
6 corridor	3.25
7 staircase	3.50
8 bathroom	5.00
9 bedroom 1	10.90
10 bedroom 2	14.20
11 bedroom 3	9.30

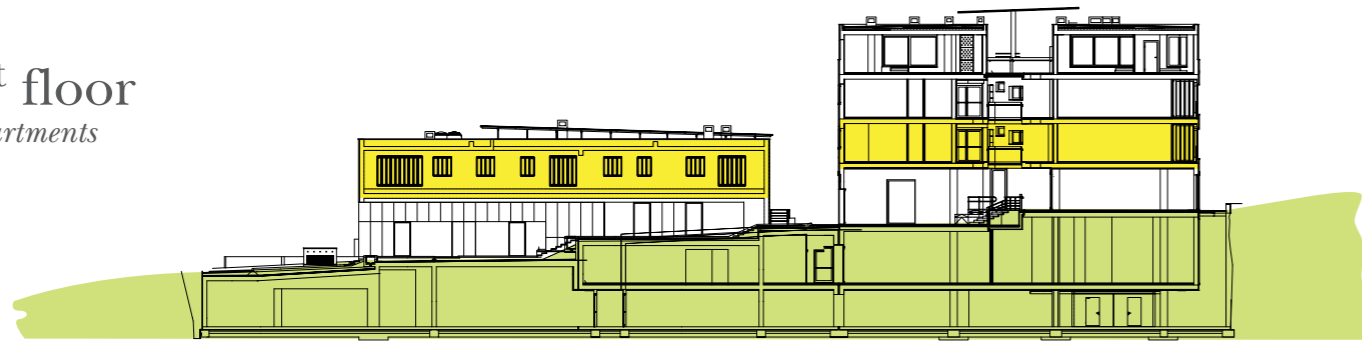
<b>C206</b>	<b>53.03 m<sup>2</sup></b>
1 entrance	3.30
2 bathroom	4.70
3 kitchen	7.10
4 living room + dining room	19.55
5 bedroom 1	5.55
6 bedroom 2	11.55
7 loggia (6.10 x 75%)	4.58
<b>C207</b>	<b>31.20 m<sup>2</sup></b>
1 entrance	4.45
2 bathroom	4.60
3 living room + kitchen + dining room	18.40
4 loggia (5.00 x 75%)	3.75
<b>C208</b>	<b>55.28 m<sup>2</sup></b>
1 entrance	4.45
2 bathroom	4.75
3 kitchen	7.10
4 living room + dining room	18.10
5 bedroom 1	5.55
6 bedroom 2	11.50
7 loggia (5.10 x 75%)	3.83
<b>C209</b>	<b>55.49 m<sup>2</sup></b>
1 entrance	3.15
2 bathroom	4.70
3 kitchen + dining room	12.15
4 living room	14.35
5 bedroom 1	5.55
6 bedroom 2	11.50
7 loggia (5.45 x 75%)	4.09
<b>C210</b>	<b>55.59 m<sup>2</sup></b>
1 entrance	3.20
2 bathroom	4.75
3 kitchen	7.10
4 living room + dining room	19.40
5 bedroom 1	5.55
6 bedroom 2	11.50
7 loggia (5.45 x 75%)	4.09

<b>C211</b>	<b>30.71 m<sup>2</sup></b>
1 entrance	4.10
2 bathroom	4.70
3 living room + kitchen + dining room	17.90
4 loggia (5.35 x 75%)	4.01
<b>C212</b>	<b>63.03 m<sup>2</sup></b>
1 bathroom	6.15
2 kitchen	7.00
3 living room + dining room	23.60
4 bedroom 1	21.85
5 loggia (5.90 x 75%)	4.43
<b>C213</b>	<b>83.03 m<sup>2</sup></b>
1 entrance	4.75
2 staircase	3.10
3 wc	2.20
4 kitchen	5.40
5 dining room	6.85
6 living room	16.30
7 loggia (5.50 x 75%)	4.13
<b>C214</b>	<b>57.98 m<sup>2</sup></b>
1 entrance	4.95
2 bathroom	5.50
3 corridor	2.30
4 kitchen	4.40
5 living room + dining room	18.25
6 bedroom 1	7.75
7 bedroom 2	10.70
8 loggia (5.50 x 75%)	4.13
<b>C215</b>	<b>44.80 m<sup>2</sup></b>
1 entrance	3.55
2 bathroom	5.95
3 kitchen	4.50
4 living room + dining room	16.35
5 bedroom 1	10.40
6 loggia (5.40 x 75%)	4.05

<b>C216</b>	<b>76.69 m<sup>2</sup></b>
1 entrance	4.65
2 wc	2.70
3 bathroom	5.75
4 corridor	4.35
5 storage	1.40
6 kitchen	7.15
7 living room + dining room	20.05
8 bedroom 1	11.50
9 bedroom 2	11.90
10 loggia (9.65 x 75%)	7.24
<b>C217</b>	<b>75.58 m<sup>2</sup></b>
1 entrance	4.15
2 wc	2.70
3 bathroom	5.10
4 corridor	4.35
5 storage	1.20
6 kitchen	7.65
7 living room + dining room	19.85
8 bedroom 1	12.00
9 bedroom 2	11.60
10 loggia (9.30 x 75%)	6.98
<b>C218</b>	<b>58.94 m<sup>2</sup></b>
1 entrance	4.75
2 bathroom	5.40
3 corridor	2.35
4 kitchen	4.45
5 living room + dining room	18.45
6 bedroom 1	10.75
7 bedroom 2	8.55
8 loggia (5.65 x 75%)	4.24
<b>C219</b>	<b>79.90 m<sup>2</sup></b>
1 entrance	3.65
2 staircase	3.10
3 wc	2.30
4 kitchen	5.10
5 dining room	6.25
6 living room	17.10
7 loggia (5.00 x 75%)	3.75

sea view





- 1 bedroom north
- 2 bedrooms west
- 3 bedrooms east
- flatlet south

Two-storey apartment

**central volume**

**C101 90.03 m<sup>2</sup>**

1 entrance	5.65
2 wc	2.60
3 kitchen	6.25
4 living room + dining room	24.25
5 loggia (7.50 x 75%)	5.63

**C102 91.73 m<sup>2</sup>**

1 entrance	4.10
2 wc	2.75
3 kitchen	4.35
4 living room + dining room	27.90
5 loggia (7.85 x 75%)	5.93

**C103 91.39 m<sup>2</sup>**

1 entrance	4.10
2 wc	2.75
3 kitchen	4.45
4 living room + dining room	27.75
5 loggia (7.85 x 75%)	5.89

**C104 91.69 m<sup>2</sup>**

1 entrance	4.10
2 wc	2.80
3 kitchen	4.35
4 living room + dining room	27.90
5 loggia (7.85 x 75%)	5.89

**C105 90.86 m<sup>2</sup>**

1 entrance	4.10
2 wc	2.75
3 kitchen	4.30
4 living room + dining room	27.60
5 loggia (7.95 x 75%)	5.96

**C106 56.33 m<sup>2</sup>**

1 entrance	3.30
2 wc	4.70
3 kitchen	7.10
4 living room + dining room	19.55
5 bedroom 1	5.55
6 bedroom 2	11.55
7 loggia (6.10 x 75%)	4.58

**C107 31.20 m<sup>2</sup>**

1 entrance	4.45
2 wc	4.60
3 living room + dining room + kitchen	18.40
4 loggia (5.00 x 75%)	3.75

**C108 55.28 m<sup>2</sup>**

1 entrance	4.45
2 wc	4.75
3 kitchen	7.10
4 living room + dining room	18.10
5 bedroom 1	5.55
6 bedroom 2	11.50
7 loggia (5.10 x 75%)	3.83

**C109 55.49 m<sup>2</sup>**

1 entrance	3.15
2 wc	4.70
3 kitchen + dining room	12.15
4 living room	14.35
5 bedroom 1	5.55
6 bedroom 2	11.50
7 loggia (5.45 x 75%)	4.09

**C110 55.59 m<sup>2</sup>**

1 entrance	3.20
2 wc	4.75
3 kitchen	7.10
4 living room + dining room	19.40
5 bedroom 1	5.5
6 bedroom 2	11.50
7 loggia (5.45 x 75%)	4.09

**C111 30.71 m<sup>2</sup>**

1 entrance	4.10
2 wc	4.70
3 living room + dining room + kitchen	17.90
4 loggia (5.35 x 75%)	4.01

**C112 62.83 m<sup>2</sup>**

1 wc	6.15
2 kitchen	7.05
3 living room + dining room	23.60
4 bedroom 1	21.90
5 loggia (5.50 x 75%)	4.13

**C213 83.03 m<sup>2</sup>**

8 wc	5.25
9 staircase + corridor	5.65
10 bedroom 1	10.75
11 bedroom 2	10.45
12 bedroom 3	8.20

**C114 61.16 m<sup>2</sup>**

1 entrance	6.15
2 wc	7.05
3 kitchen	6.45
4 living room + dining room	17.55
5 bedroom 1	19.95
6 loggia (5.35 x 75%)	4.01

**C115 44.58 m<sup>2</sup>**

1 wc	5.85
2 kitchen	4.40
3 living room + dining room	19.90
4 bedroom 1	10.30
5 loggia (5.50 x 75%)	4.13

**C116 76.81 m<sup>2</sup>**

1 entrance	4.75
2 wc	2.70
3 bathroom	5.75
4 store-room	1.40
5 corridor	4.30
6 kitchen	7.20
7 living room + dining room	19.95
8 bedroom 1	11.50
9 bedroom 2	11.95
10 loggia (9.75 x 75%)	7.31

**C117 75.38 m<sup>2</sup>**

1 entrance	4.05
2 wc	2.70
3 bathroom	5.10
4 store-room	1.20
5 corridor	4.30
6 kitchen	7.65
7 living room + dining room	19.95
8 bedroom 1	11.85
9 bedroom 2	11.60
10 loggia (9.30 x 75%)	6.98

**C118 62.21 m<sup>2</sup>**

1 entrance	6.80
2 bathroom	6.95
3 kitchen	6.15
4 living room + dining room	17.10
5 bedroom 1	21.20
6 loggia (5.35 x 75%)	4.01

**C219 79.90 m<sup>2</sup>**

8 wc	5.20
9 staircase + corridor	5.65
10 bedroom 1	10.40
11 bedroom 2	9.70
12 bedroom 3	7.70



**southern volume**

**J101 71.89 m<sup>2</sup>**

1 entrance	5.10
2 bathroom	5.00
3 kitchen + dining room	14.95
4 living room	20.00
5 bedroom 1	11.00
6 bedroom 2	11.45
7 loggia (5.85 x 75%)	4.39

**J102 64.78 m<sup>2</sup>**

1 entrance	2.70
2 wc	4.35
3 bathroom 2	3.05
4 living room + dining room	2.10
5 store-room	0.85
6 kitchen	4.30
7 living room + dining room	20.30
8 bedroom 1	10.95
9 bedroom 2	13.40
10 loggia (3.70 x 75%)	2.78

**J103 31.85 m<sup>2</sup>**

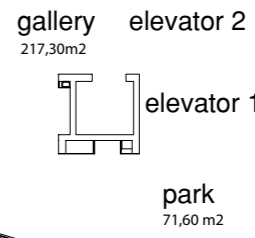
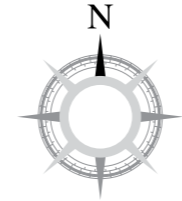
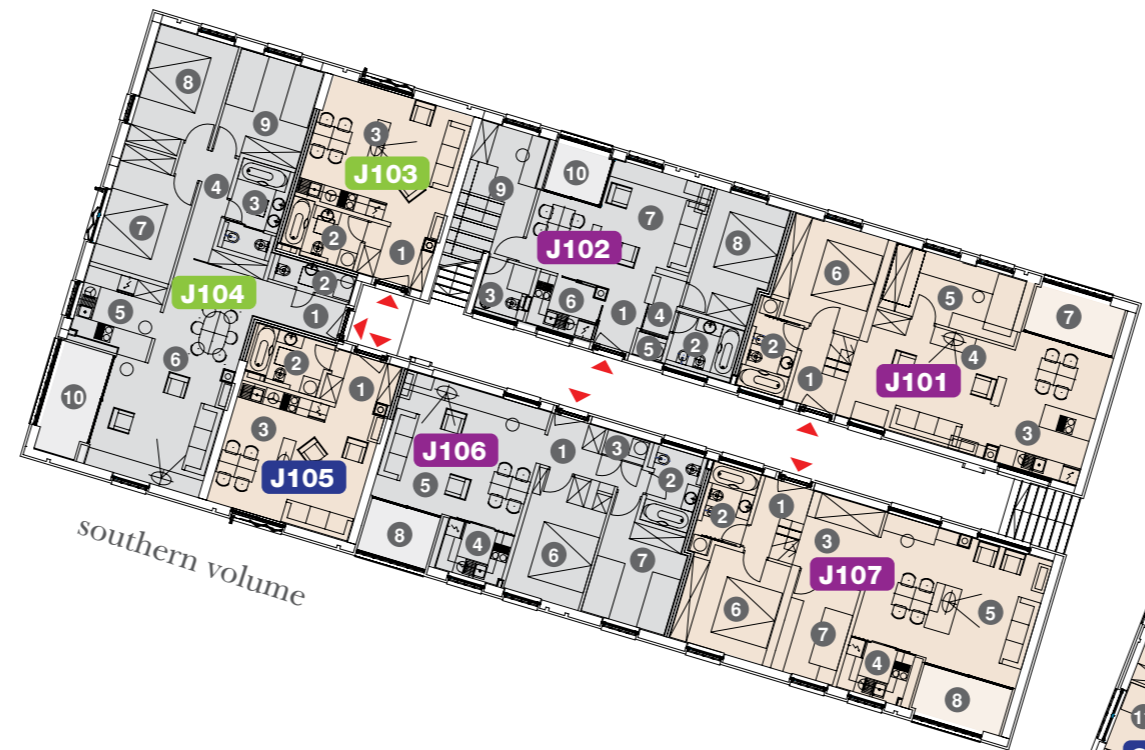
1 entrance	4.30
2 bathroom	4.90
3 living room + kitchen + dining room	22.65

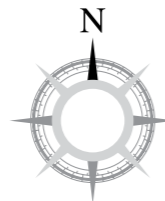
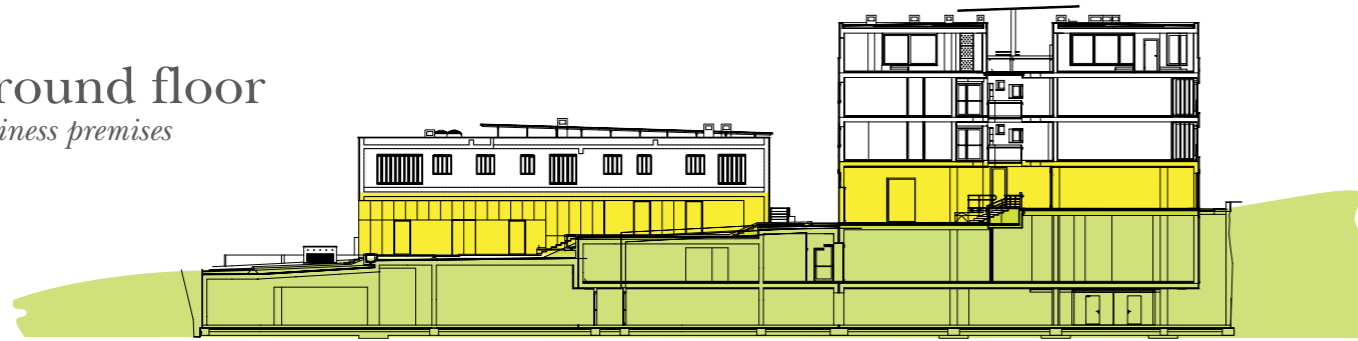
**J104 92.28 m<sup>2</sup>**

1 entrance	4.05
2 wc	2.60
3 bathroom	5.95
4 corridor	4.35
5 kitchen	7.10
6 living room + dining room	29.80
7 bedroom 1	11.40
8 bedroom 2	11.30
9 bedroom 3	10.55
10 loggia (6.90 x 75%)	5.18

**J105 31.85 m<sup>2</sup>**

1 entrance	4.25
2 bathroom	5.15
3 living room + kitchen + dining room	22.45





← sea view

**business premises**

**northern volume**

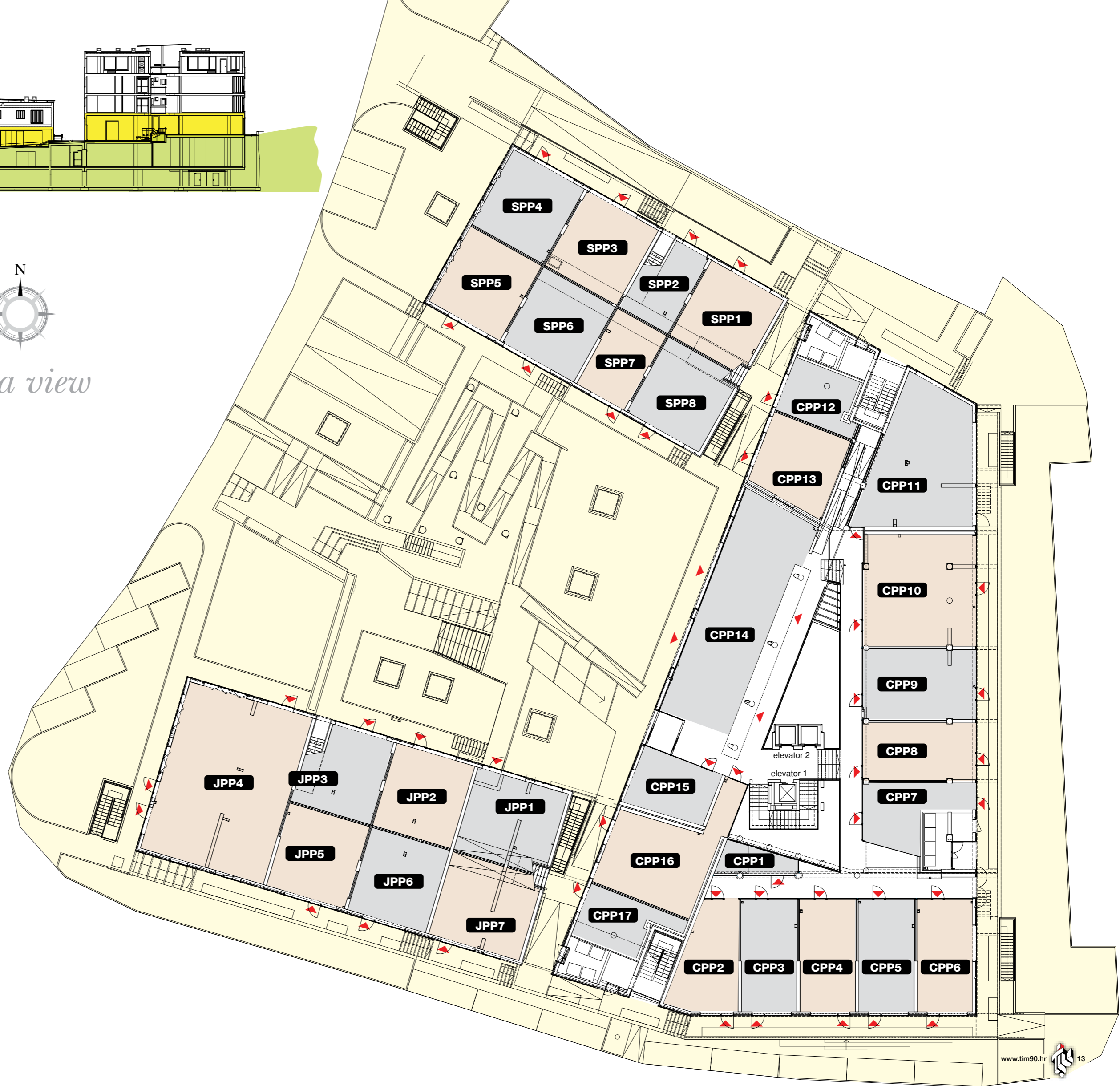
	m2
SPP1	56.75
SPP2	34.55
SPP3	56.55
SPP4	56.85
SPP5 (57.25 x 150%)	85.88
SPP6 (56.90 x 150%)	85.35
SPP7 (38.40 x 150%)	57.60
SPP8 (56.90 x 150%)	85.35

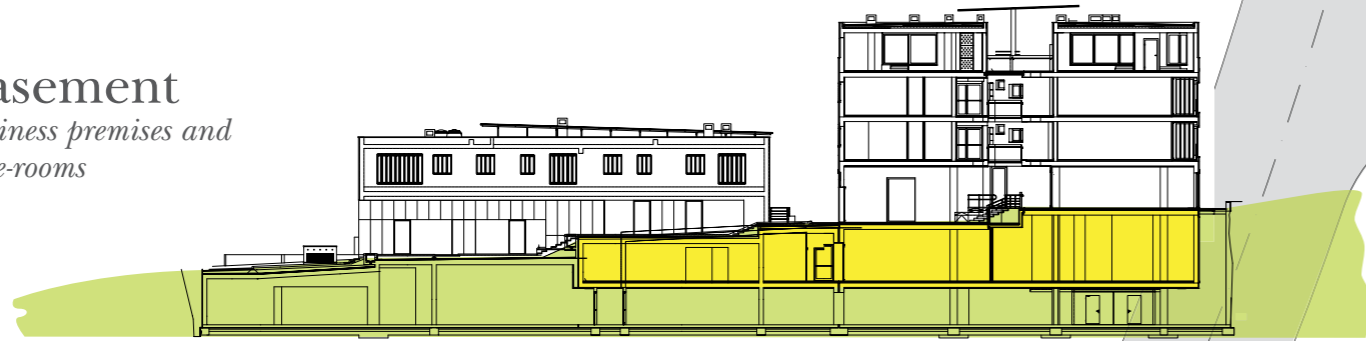
**central volume**

	m2
CPP1	15.80
CPP2	50.00
CPP3	50.40
CPP4	50.40
CPP5 (50.40 x 150%)	75.60
CPP6 (51.00 x 150%)	76.50
CPP7 (41.50 x 150%)	62.25
CPP8 (50.80 x 150%)	76.20
CPP9 (62.70 x 150%)	94.05
CPP10	97.10
CPP11	109.40
CPP12	32.85
CPP13	52.65
CPP14	159.20
CPP15	37.50
CPP16	79.05
CPP17	33.05

**southern volume**

	m2
JPP1	64.25
JPP2	56.10
JPP3	54.00
JPP4	179.75
JPP5 (57.15 x 150%)	85.73
JPP6 (56.10 x 150%)	84.15
JPP7 (63.55 x 150%)	95.33



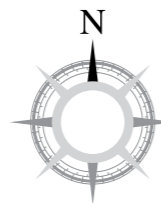


**business premises**

	m2
SUT1	107.05
SUT2	74.55
SUT3	41.50
SUT4	68.80
SUT5 (132.05 x 150%)	198.08
SUT6 (221.80 x 150%)	332.70
SUT7 (116.05 x 150%)	174.08
SUT8 (88.40 x 150%)	132.60
SUT9 (216.45 x 150%)	324.68
SUT10	212.05
SUT11	225.35
SUT12	199.10
SUT13	101.30
SUT14	96.85

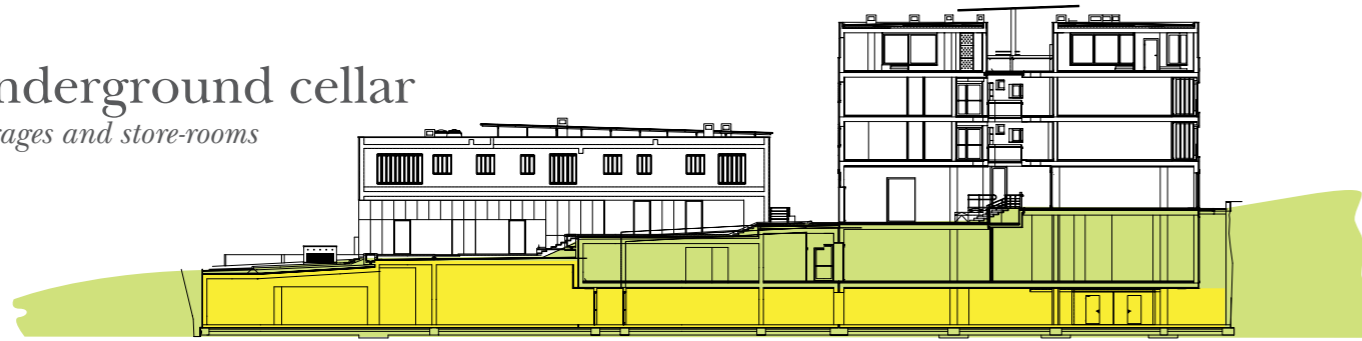
**store-rooms**

	m2
O-35	2.85
O-36	2.85
O-37	4.50
O-38	5.15
O-39	3.35
O-40	3.35
O-41	3.35
O-42	5.65
O-43	3.75
O-44	4.10



# Underground cellar

Garages and store-rooms



## parking places

Parking place	m2
G-001	13.00
G-002	12.50
G-003	12.50
G-004	13.00
G-005	11.40
G-006	14.05
G-007	14.15
G-008	14.15
G-009	12.15
G-010	12.15
G-011	11.40
Gf-11/12	7.50
G-012	17.20
G-013	20.15
G-014	12.05
G-015	12.40
G-016	12.50
G-018	13.70
G-019	12.45
G-020	12.45
G-021	13.40
G-022	16.15
G-023	13.30
G-024	13.25
G-025	13.00
G-026	12.55
G-027	12.70
G-028	12.70
G-029	12.45
G-030	12.70
G-031	12.50
G-032	12.30
G-033	12.70
G-034	17.60
G-035	13.80
G-036	18.40
G-037	13.65
G-038	14.05
G-039	16.60
G-040	12.45
G-041	12.70
G-042	12.95
G-043	12.80
G-044	12.95
G-045	12.80
G-046	12.90
G-047	34.95
G-048	12.75
G-049	14.25
G-050	17.80
G-051	18.00

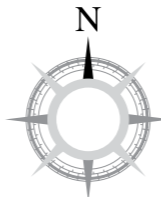
G	m2
G-052	12.60
G-053	12.60
G-054	12.55
G-055	17.25
G-056	20.25
G-057	13.10
G-058	13.45
G-060	13.90
G-061	21.60
G-062	15.05
G-063	15.00
G-064	13.35
G-065	19.25
G-066	11.30
G-067	11.75
G-068	12.50
G-069	12.70
G-070	12.20
G-071	12.35
G-072	11.85
G-073	13.25
G-074	12.85
G-075	12.55
G-076	13.25
G-077	11.85
G-078	13.25
G-079	13.45
G-080	13.30
G-081	13.45
G-082	12.85
G-083	12.40
G-084	11.95
G-085	13.30
G-086	12.75
G-087	13.15
G-088	12.15
G-089	12.00
G-090	12.25
G-091	12.50
G-092	12.00
G-093	12.45
G-094	12.65
G-095	12.50
G-096	11.75
G-097	15.00
G-098	23.05
G-099	18.45
G-100	12.05
G-101	12.50
G-102	12.95
G-103	13.75
G-104	12.50

G	m2
G-105	13.00
G-106	12.50
G-107	11.55
G-108	12.25
G-109	12.50
G-110	12.30
G-119	12.35
G-120	12.35
G-121	12.35
G-122	12.50
G-123	12.25
G-124	12.20
G-125	12.20
G-126	12.30
G-127	11.80
G-128	12.50
G-129	12.20
G-130	12.20
G-131	12.65
G-132	23.05
G-133	13.10
G-134	12.80
G-135	12.80
G-136	12.10
G-137	12.00
G-138	12.30
G-139	11.95
G-140	11.60
G-142	12.10
G-143	11.80
G-144	11.80
G-145	12.10
G-146	12.25
G-147	12.25
G-148	16.95
G-149	13.65
G-150	13.55
G-151	13.25
G-152	13.20
G-153	12.45
G-154	12.40
G-155	26.75
G-156	14.10
G-157	15.80
G-158	12.30
G-159	12.30
G-160	12.30
G-161	11.70
G-162	12.00
G-163	12.45
G-164	12.50
G-165	12.65

G	m2
G-166	12.45
G-167	12.00
G-168	12.50
G-169	12.90
G-170	12.80
G-171	12.85
G-172	23.40

Garage	m2
G-017	17.50
G-059	17.50
G-141	16.75

Parking place for motorcycle / bicycle	m2
G-111	8.10
G-112	4.35
G-113	4.35
G-114	4.85
G-115	4.85
G-116	3.80
G-117	3.60
G-118	3.20



## storage-rooms

O	m2
O-01	2.95
O-02	2.55
O-03	3.05
O-04	3.50
O-05	5.50
O-06	3.05
O-07	3.05
O-08	3.05
O-09	3.05
O-10	3.05
O-11	3.35
O-12	3.15
O-13	3.05
O-14	3.05
O-15	3.05

O	m2
O-16	3.05
O-17	4.75
O-18	4.60
O-19	3.25
O-20	3.25
O-20	3.25
O-21	3.25
O-22	5.10
O-23	3.55
O-24	3.70
O-25 (3.45 x 150%)	5.18
O-26 (3.65 x 150%)	5.48
O-27 (4.60 x 150%)	6.90
O-28 (3.30 x 150%)	4.95
O-29 (3.30 x 150%)	4.95

O	m2
O-30 (3.30 x 150%)	4.95
O-31 (3.30 x 150%)	4.95
O-32 (4.45 x 150%)	6.68
O-33 (3.05 x 150%)	4.58
O-34	5.35
O-35 (basement)	2.85
O-36 (basement)	2.85
O-37 (basement)	4.50
O-38 (basement)	5.15
O-39 (basement)	3.35
O-40 (basement)	3.35
O-41 (basement)	3.35
O-42 (basement)	5.65
O-43 (basement)	3.75
O-44 (basement)	4.10



**Tim 90 Ltd.**  
construction and design company



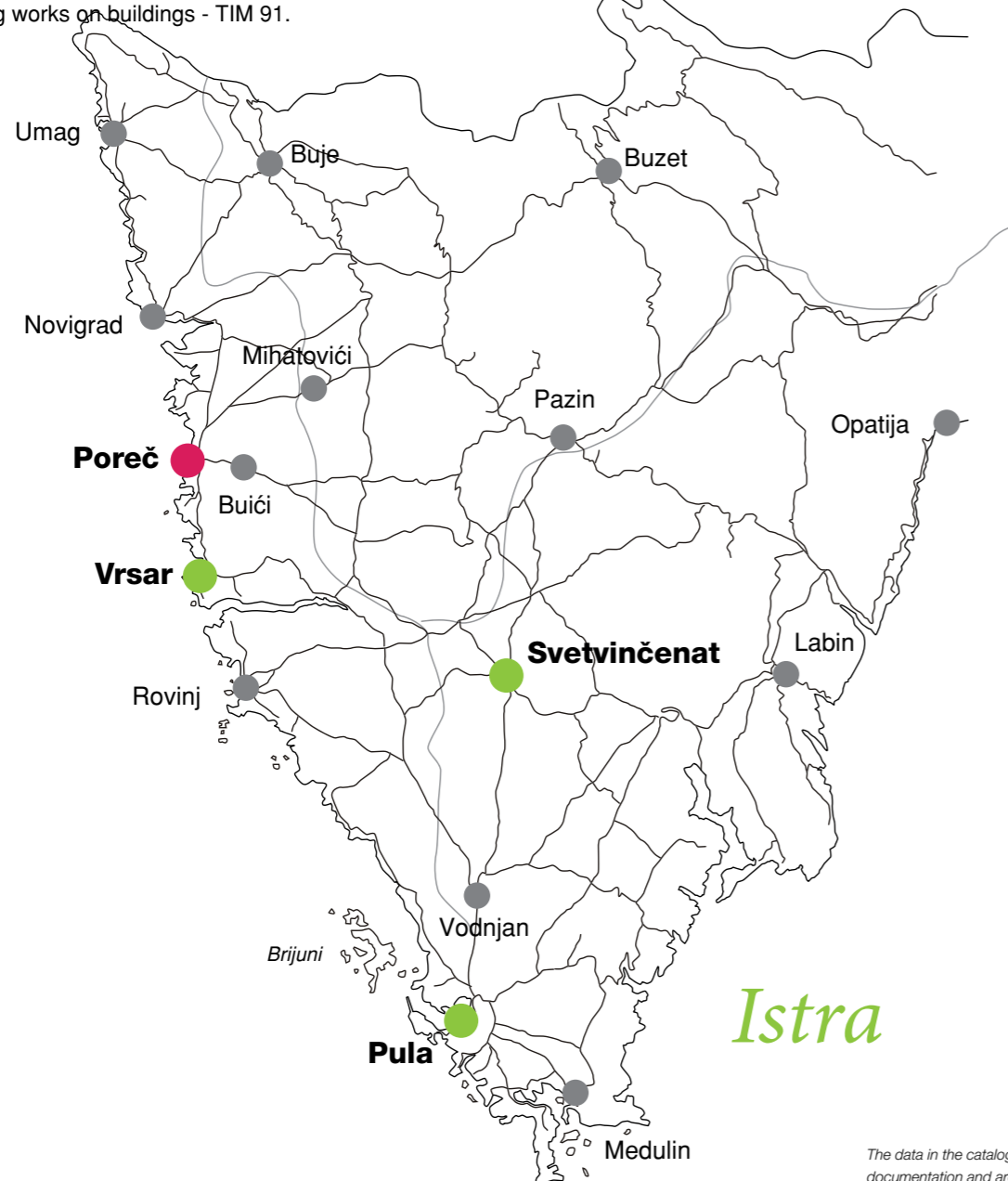
TIM 90 Ltd. construction and design company  
HR-52440 POREČ, Vukovarska 19  
T: ++385 (0)52 451 321  
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info@tim90.hr  
www.tim90.hr

TIM 90 is a joint-stock company registered for construction of buildings and design activities and it has been developing quality residential and business premises in this area for 18 years now. This quality was also recognized on the national level and TIM 90 received prestigious awards from the Institute for business research in Zagreb, namely:

- in 2003 it was awarded with the golden medal "Prva hrvatska kuna" for the best business performance and it was listed among 1% of the most productive companies in Croatia,
- in 2004 it was again awarded with the golden medal "Prva hrvatska kuna" for the best business performance and it was listed among 1% of the biggest, best and most productive companies in Croatia,
- in 2006 the President of the Management, Požarić, B.Sc. (Civ. Eng.), was proclaimed the most successful entrepreneur in 2006 as the general manager of the company TIM 90 Ltd. which is listed among the first 1% by newly created value, 1% by income earnings, 1% by profit and 1% by productivity in relation to all other companies in the Republic of Croatia.

Since the company formation up to the present day we have built and equipped more than 50.000 sqm of quality residential and business premises in the region of Istria.

In addition to its main activity -construction of buildings and civil engineering works, TIM 90 provides through its daughter companies consultancy, real estate sales company - TIM 01, building management and maintenance services - TIM 2000, and trade of construction materials and supplies for finishing works on buildings - TIM 91.



The data in the catalogue are based on the project documentation and are subject to possible modifications.

### Request information on our other real estates:



#### VRSAR Kaštel Vergotini

The apartment in Kaštel Vergotini / Castle Vergotini is a unique opportunity to live in a modern building, yet built in the 13th century. Some parts of the apartment walls are in fact original walls of the Castle preserved from the original structure. The construction of the Castle was ordered by the Poreč Bishop Oton in the middle of the 13th century, and TIM 90 has entirely refurbished it while respecting the original architecture and using traditional materials, under careful supervision by the Administration for the Protection of Cultural Heritage. The apartment is situated on the south entrance to the Castle and it has an area of 117,82 sqm on two stories - ground floor and first floor. This is the last available apartment in this one-of-a-kind facility - don't miss this last opportunity!



#### SVETVINČENAT

Only for incurable romantics. Sea view apartment on the most beautiful Renaissance square in Istria. Svetvinčenat is the central cultural venue of Istria with numerous programs throughout the year. Two bedrooms, the living area made in original stone and the total floor space of 64 sqm provide comfort with a flavour of tradition, in immediate vicinity to the warm sea.



#### SVETVINČENAT

Original Istrian stone house, entirely refurbished following traditional methods and with traditional materials. Allow yourself the luxury of buying something really special, something that is nowadays difficult to find in Istria. This is a house on three stories, with an area of 170 sqm in total, and you can furnish it according to your desires. There is also the possibility to divide it in three separate apartments.



#### PULA Porečanka

Apartments and premises in an attractive, modern building in the centre of Pula. The vicinity of the open-air fruit and vegetable as well as fish market, shopping malls, kindergartens, schools, but also the theatre and the world famous amphitheatre - Arena, as well as the warm sea, provide the advantage of a safe and comfortable living experience and successful business management. On the last floor of the building there are two apartments with their own gardens and a beautiful view over Pula. The building is located at a distance of only 10 minute drive from the airport.

