



ŠVENTOSIOS
VARTAI

MY HAVEN OF DISCOVERY





ABOUT THE PROJECT

Long time ago, fishermen's boats used to return to the safety of this quiet haven through the gates of the harbour of Šventoji, and fishermen always called this coastal spot their home.

Today we are giving new life to this spot in Šventoji which will create new stories of fishermen and fishing boats and will make a perfect place to live for those who are looking for their new coastal haven, a place to which

one is always happy to return and escape the bustle and hustle of the city life.

The Gates of Šventoji will be situated in a small peninsula surrounded by the sea, sand dunes and the mouth of the Šventoji River, and the nearby pier will allow you to fulfil your old dream of experiencing closeness to the element of water.

The Gates of Šventoji offers more than just low-rise buildings and panoramic windows overlooking the shore. It is rooted in the legends of the town, small in size yet packed with character, with the waters of the river mouth drifting by your feet and the pier coming back to life as a vibrant centre of community life. It is like your own private haven of discovery!





2- to 5-room
apartments

Apartment floor area ranges
from 32 to 104 sq. m

ADVANTAGES



Surroundings. Besides the cosy buildings that create a homely atmosphere, another important aspect is the environment that surrounds you. Well thought-out relaxation areas and playgrounds will provide meaningful activities for your family.

Privacy. Enjoy your private sanctuary. A gated residential area under careful monitoring will shelter residents from prying eyes and city bustle.

View from apartments' windows. You will no longer need to wait for a vacation to get a room with a nice view. Every day you will be able to enjoy an extraordinary view of the Baltic Sea and the golden sand dunes through the large panoramic windows.

BUILDING DESCRIPTION

Building	A 2 to 3 storey building with facilities designed for hotel purposes and above-ground parking.
Energy performance class	C
Sound insulation	The building offers Class C acoustic performance.
Floor slabs	Pre-fabricated reinforced concrete hollow-core floor slabs with occasional monolithic reinforced concrete strips.
Roof	Pitched roof insulated in accordance with applicable technical regulations for construction works; covered with sheet metal panels and equipped with a rainwater system.
Envelope walls	Brick walls (silicate bricks). Includes several types of facade finish: slate tiles, sheet metal and HPL facade panels.
Stairway	Stairways with full finish.
Above-ground parking	The above-ground parking is of open space type and is constructed under every building on the ground floor.
Water supply system	The water supply system is connected to the city water mains. Water metering: a cold water inlet meter per each building and a cold water meter per each apartment are installed.
Video surveillance	The building complex area is equipped with a video surveillance system.
Heating	Each apartment is equipped with an electric radiator system and an air-to-air conditioning system with a heating function.
Landscaping	Landscaping is completed in accordance with the building surface plan and the landscaping project.
Fire safety	The indoor spaces are equipped with flame detectors connected to the main fire alarm system.

APARTMENT DESCRIPTION

Finish	Partial finish
External walls and internal partition walls	External walls are plastered brick walls. Internal partition walls are plastered brick walls or plasterboard walls.
Windows	New windows: plastic windows consisting of three panes of glass and a double insulated glass unit with selective glass. Existing windows: wooden windows consisting of two panes of glass and a single insulated glass unit with selective glass.
Balconies and terraces	Each apartment has a balcony or a terrace. The balcony components include a reinforced concrete or a monolithic structure. Terraces and balconies are faced with wooden or composite boards.
Entrance doors	Armoured multi-layer doors with soundproofing insulation and 2 locks.
Air conditioning	An electrical air-to-air conditioning system with a heating function is installed.

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Air conditioning	An electrical air-to-air conditioning system with a heating function is installed.
Walls	Brick walls plastered with lime plaster, non-rendered walls or plasterboard walls.
Ceiling	Reinforced concrete hollow-core floor slabs, monolithic or plasterboard strips. Non-plastered and non-rendered ceiling.
Floor	Flooring is not installed.
Plumbing	Cold and hot water supply and a sewage system is piped to the projected plumbing mains in the kitchen area. Cold and hot water supply and a sewage system is piped to the plumbing mains room. Pipes are not installed in the rooms and they are not piped to the projected location of plumbing facilities.
Electrical installation	An electrical panel with automatic switches is assigned to each apartment and installed in accordance with the building project. Electrical wiring is installed in the rooms based on the building project. Input distribution boxes and mounting boxes are installed.
Mezzanine floor finish (if any)	Mezzanine stairs are not installed. Includes skylights (if provided for in the project). No handrails. No electrical wiring.

ATTENTION. This technical specification is preliminary and will be specified during the preparation of the work project.