

AKROPOLA

Project management & Development

NEW BLUE REGIONAL SYSTEM BUILDINGS & MODELS
NATURAL OUTDOOR AND INDOOR COMFORT MANAGEMENT
DEVELOPMENT, DESIGN & CONSTRUCTION

FOR LAND AND BUILDING USES:
MULTIRESIDENTIAL, MILITARY,
HOSPITALS & OFFICES



Making world a greener place

AKROPOLA REPRESENTS ONE OF THE BIGGEST ARCHITECTURAL OFFICES IN SLOVENIA, EU. NOT ONLY DO WE HAVE THE SKILLS AND DETERMINATION TO MANAGE AND COORDINATE THE COMPLETE CONSTRUCTION PROCESS FROM THE INITIAL IDEA TO THE FINAL PRODUCT, BUT ALSO A WEALTH OF EXPERIENCE IN PROGRAM PLANNING AND ORGANIZATION, SITE SURVEYING AND BUILDING EVALUATION, THE ANALYSIS OF PROGRAMS AND SCHEMATIC DESIGN, DESIGN DEVELOPMENT, SPECIFICATION AND DRAWING PRODUCTION, AND CONTRACT DOCUMENTS DEVELOPMENT.

OVER THE PAST TWO DECADES THE COMPANY HAS REALIZED A WIDE RANGE OF PROJECTS, FROM URBAN MASTER PLANS, PUBLIC INFRASTRUCTURE, CULTURAL BUILDINGS, NUMEROUS BUSINESS BUILDINGS SUCH AS BANKS, A TRADE EXCHANGE, HOTELS, CASINOS, WELLNESS CENTRES, A FILM STUDIO AND OFFICE-BUSINESS CENTRES TO HEALTHCARE BUILDINGS AND HOUSING FACILITIES, SUCH AS PRIVATE HOUSES, BLOCKS OF FLATS AND RESIDENTIAL QUARTERS (THE LARGEST PROJECT IN LJUBLJANA NUMBERING 821 APARTMENTS, AS WELL AS SEVERAL SMALLER RESIDENTIAL QUARTERS WITH 150 APARTMENTS).

CLIENTS

OUR CLIENTS ARE FROM VARIOUS FIELDS OF PUBLIC, PRIVATE AND BUSINESS SECTORS IN EUROPE AND FURTHER AFIELD. OUR GREATEST SATISFACTION STEMS FROM WORKING CLOSELY WITH OUR CLIENTS TO UNDERSTAND AND FULFILL THEIR WISHES AND FROM THE CREATION AND DELIVERY OF A COMPLETED BUILDING THAT INSPIRES AND AIMS FOR PERFECTION.

OUR PHILOSOPHY

IT IS OUR GOAL TO FIND INNOVATIVE AND PRACTICAL SOLUTIONS IN ARCHITECTURE THAT WILL HELP PRESERVE THE PLANET. WE BALANCE ENVIRONMENTAL STRATEGIES WITH THE PRACTICAL LIMITATIONS IMPOSED BY SCOPE AND BUDGET. BY RESPONDING TO DESIGN CHALLENGES WITH HOLISTIC PLANNING AT THE START OF EVERY PROJECT WE ARE ACHIEVE THE MEANS BY WHICH WE CAN CLEVERLY INTEGRATE ENERGY SAVING AND ENVIRONMENTAL INITIATIVES, ENHANCE LIVING EXPERIENCES AND AESTHETIC APPEAL AND INCREASE THE INVESTMENT.

AKROPOLA IS COMMITTED TO THE HIGHEST OF STANDARDS AND CONDITIONS, IN TERMS OF BOTH ENERGY CONSERVATION AND RENEWABLE ENERGY, AS DEMANDED IN THE INTRODUCTION OF NEW BUILDING REGULATIONS, TOWN PLANNING POLICY, AND THE PRINCIPLES OF ECOLOGICALLY SUSTAINABLE DEVELOPMENT.

BOARD OF DIRECTORS

B. ARCH. MR. FRANC ERJAVEC OWNER, CHAIRMAN AND EXECUTIVE PRESIDENT

B. ARCH. MS. ADELA OGRINC MEMBER

MANAGEMENT

B. ARCH. MS. ADELA OGRINC EXECUTIVE PRESIDENT – BUSINESS DEVELOPMENT, MARKETING AND SALES DIRECTOR

B. ARCH. MR. MARKO KRAMAR PRESIDENT – PROJECTS

B. ARCH. MR. BORUT SLABE PROJECT DEVELOPMENT

MR. ANDRAŽ ERJAVEC STRATEGIC ADVISOR

MS. PETRA DOLANEC FINANCE DIRECTOR

Project Management

AKROPOLA'S SERVICE PROVISION FOR THE PROPERTY MANAGEMENT SECTOR OF ITS PRODUCTS IS ROOTED IN ITS BASKET OF SERVICES UNDER THIS DIVISION. PROVIDING COMPREHENSIVE REAL ESTATE SERVICES AND PREPARING ECONOMIC FEASIBILITY STUDIES FOR ALL TYPES OF PROJECTS, AS WELL AS FOLLOW-UP WORK ON CONSTRUCTION STAGES - STARTING FROM CONCEPTUAL DESIGN RIGHT THROUGH THE EXECUTION STAGES OF THE PROJECT - IS THE FORTE OF OUR WELL-EXPERIENCED TEAM.



BUSINESS DEVELOPMENT DIVISION

- MARKET RESEARCH & ANALYSIS
- OPPORTUNITIES IDENTIFICATION
- ZONING REGULATIONS
- SITE & COST ANALYSIS
- SWOT ANALYSIS
- RISK ASSESSMENT
- FEASIBILITY STUDIES
- REAL ESTATE VALUATION

OUR SERVICES

- REAL ESTATE DEVELOPMENT
- PROJECT MANAGEMENT & CONSULTANCY
- PROPERTY VALUATION
- STRATEGIC PARTNERSHIP
- REAL ESTATE BROKERAGE
- MASTER DEVELOPMENTS
- ASSETS & FACILITY MANAGEMENT DIVISION
- MARKETING MANAGEMENT & CONSULTANCY
- REAL ESTATE PORTFOLIO & FUND MANAGEMENT
- REAL ESTATE MARKET RESEARCH

PROJECTS MANAGEMENT DIVISION

- DEVELOPMENT MANAGEMENT
- PROGRAM MANAGEMENT
- PRE-DESIGN / DESIGN MANAGEMENT
- PROJECT / CONSTRUCTION MANAGEMENT
- CONTRACT ADMINISTRATION & PLANNING
- COST ENGINEERING & ANALYSIS
- CONSTRUCTABILITY ANALYSIS & APPLICATIONS
- VALUE ENGINEERING
- LEAN CONSTRUCTION PRINCIPLES & APPLICATIONS
- RISK ANALYSIS & MANAGEMENT
- FAST-TRACK PROJECT DELIVERY
- TROUBLESHOOTING & TURNAROUND OF PROBLEMATIC PROJECTS
- CONSTRUCTION PRODUCTIVITY OPTIMIZATION
- DAMAGE ASSESSMENT & REPAIR
- CONSTRUCTION CLAIMS CONSULTING, MANAGEMENT, AND DISPUTE RESOLUTION
- TRAINING & DEVELOPMENT

ASSETS & FACILITY MANAGEMENT DIVISION

- PROJECT SCOPING & NEEDS ANALYSIS
- SYSTEMS CONFIGURATION & INTEGRATION
- WHOLE LIFE-CYCLE COST ANALYSIS
- MANAGEMENT REPORTING SPECIFICATIONS
- TESTING & COMMISSIONING
- PROPERTY MANAGEMENT
- PREVENTIVE MAINTENANCE & REPAIR
- EMERGENCY, SECURITY, AND CUSTOMER SERVICES
- TRAINING & TECHNICAL SUPPORT

LIVING QUALITY

AKROPOLA CONTRIBUTES TO THE HIGHEST POSSIBLE QUALITY OF LIFE WITH SUSTAINABLE DEVELOPMENT, BUILDING DESIGN, NEW CONSTRUCTION SYSTEMS, MAJOR RENOVATIONS, RATING KNOWLEDGE FOR SYSTEMS AND TOOLS, ECO DESIGN WITH GREEN AND PASSIVE SOLUTIONS.

FROM GREEN TO BLUE

THE EXECUTION OF BLUE BUILDING SYSTEMS FOR A BLUE PLANET WITH THE HIGHEST STANDARDS OF COMFORT, OBJECTIVES OF ZERO ENERGY AND EMISSION, WATER REDUCTION AND THE USE OF CONDENSED AND RAIN WATER, USE OF SOLAR POWER, INTELLIGENT CONTROL CENTERS...

NEW BLUE BUILDING SYSTEMS

AKROPOLA DEVELOPED NEW BLUE BUILDING SYSTEMS, OUR VISION WAS TO DELIVER MORE COMBINED KNOWLEDGE FROM ALL STATES REGULATIONS IN ONE INTERNATIONAL SUPPORT FOR BETTER PERFORMANCE WISER USE OF ENERGY. OUR MISSION IS TO PERFORM AND PRESERVE STABLE CLIMATE FOR NEXT GENERATIONS.

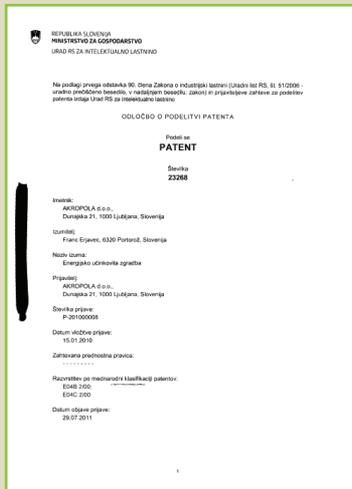
OUR PERFORMANCE DEVELOPMENT IS IN LINE WITH OUR MOTO "FROM A GREEN TO A BLUE PLANET" - MAINTAINING THE BALANCE BETWEEN GREEN AND BLUE AKROPOLA HAS A VISION OF TAKING A STEP FORWARD IN DESIGN & TECHNOLOGY SOLUTIONS IN ARCHITECTURAL PROJECT DEVELOPMENT.

AKROPOLA HAS INCORPORATED KNOWLEDGE FROM GREEN DESIGN INTO BLUE BUILDING SYSTEMS FOR PROJECT MANAGEMENT, DEVELOPMENT & DESIGN IN ORDER TO ACHIEVE THE BEST POSSIBLE ECONOMIC AND SAVING SOLUTIONS FOR THE MOST EFFICIENT OF CONSTRUCTION EXECUTION. AKROPOLA DEVELOPS BLUE BUILDING SYSTEMS AND PROVIDES EFFICIENT HOUSING QUALITY FOR VARIOUS BUILDING USES - RESIDENTIAL SETTLEMENTS, BANKS, HOTELS, OFFICE BUILDINGS, MEDICAL BUILDINGS, RESORTS, MILITARY ESTABLISHMENTS AS WELL AS FOR HIGHLY INDIVIDUAL PURPOSES AND THE DESIGN OF RESIDENTIAL VILLAS. BLUE BUILDING SYSTEMS ARE BASED ON THE PRINCIPLES OF THE MOST ADVANCED RATING SYSTEMS IN THE WORLD, SUCH AS THE MIDDLE EASTERN ESTIDAMA PEARL, THE GERMAN HVAC & GERMAN ENERGY SAVING ORDINANCE (ENEV 2009), THE U.S.A.'S LEED AND THE SLOVENIAN PURES, AS WELL AS THOSE OF OTHER EUROPEAN LEGISLATIONS.

PATENT NO. 23268

DATE OF PUBLICATION OF THE PATENT APPLICATION IS 29.07.2011

CLASSIFICATION OF THE INTERNATIONAL PATENT CLASSIFICATION E04B 2/00, E04G 2/00



Our last project in construction

ECO SILVER HOUSE –MULTI-RESIDENTIAL BUILDING, SLOVENIA - LJUBLJANA

AKROPOLA'S NEW BLUE BUILDING SYSTEMS OF COMBINING NEW TECHNOLOGY AND PASSIVE DESIGN AND RENEWABLE ENERGY SOURCES. NET/GROSS TOTAL AREA - THE SURFACE OF THE BUILDING: 23,455,89 m² / 26,795,99 m²

NET/GROSS RESIDENTIAL AREA: 9,976,00 m² / 12,992,11 m²

NET/GROSS HEATED RESIDENTIAL AREA: 12,268 m² / 14,260,00 m²

FLOORS: 17, INCLUDING: 4 BASEMENT FLOORS, GROUND FLOOR AND MEZZANINE, 9 FLOORS APARTMENTS, 2 TERRACE FLOORS OF PENTHOUSES,

NUMBER OF RESIDENTIAL UNITS: 128

NUMBER OF PARKING SPACES IN THE BASEMENTS: 279

PUBLIC UTILITY: CONNECTED TO THE DISTRICT HEATING NETWORK, CONNECTED TO WATER SUPPLY SYSTEM AND PUBLIC SEWERAGE SYSTEM, CONNECTED ELECTRICAL POWER GRID, CONNECTED TELECOMMUNICATIONS NETWORK, CONNECTED TO STREET LIGHTING.

ENTRANCE AND EXIT FROM THE GARAGE, INTERVENTION AND DELIVERY PATH WILL BE FROM A SECONDARY, SIDE STREET.

INNOVATIVE BLUE BUILDING DESIGN

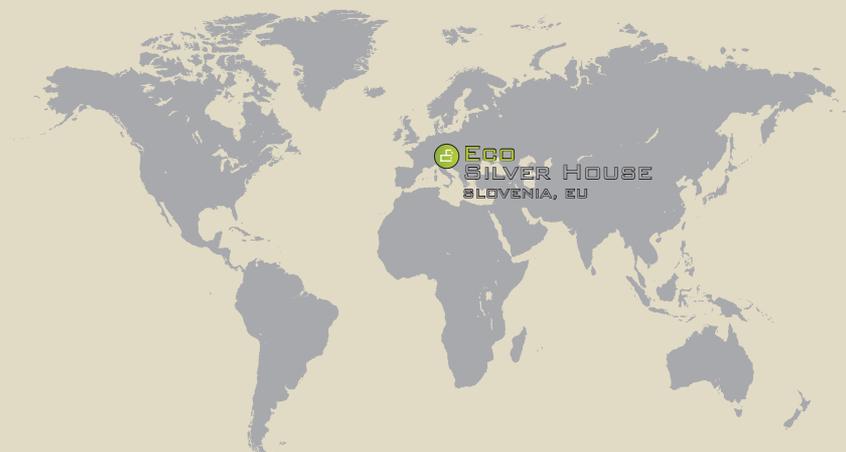
THE INNOVATIVE DESIGN OF THE ENTIRE BUILDING IS REFLECTED IN A COMBINATION OF MATERIALS, EMBEDDED SYSTEMS AND DEVICES AS WELL AS THEIR CONTROL SYSTEM (STEERING), WHICH PROVIDES A HIGH DEGREE OF COMFORTABLE LIVING TOGETHER WITH A RATIONAL USE OF ENERGY. MODERN APARTMENT FLOOR PLANS ARE THE RESULT OF AN ANALYSIS OF CUSTOMER NEEDS AND HIGH DEMANDS AS WELL AS CURRENT ECOLOGICAL TRENDS (TENDENCIES).

EMBEDDED SYSTEMS

APARTMENTS DISTINGUISH THEMSELVES IN VIRTUE OF THE HIGHEST RATE OF SOLAR USE, WITH AN EMPHASIS ON LOWER USE OF PRIME ENERGY. THE BUILDING WILL PREDOMINANTLY BE BUILT WITH ENVIRONMENTALLY ACCEPTABLE RECYCLABLE, CERTIFIED MATERIALS WITH LOW CO₂ PRODUCTION AND LOW FORMALDEHYDE CONTENT:

CONCRETE, BRICK, PLASTER - CARDBOARD PARTITIONS, MINERAL WOOL INSULATION, RHEINZINK FAÇADE CLADDING. MINERAL WOOL IS MADE USING ECOSE TECHNOLOGY (NEW NATURAL TECHNOLOGY OF BINDERS WITHOUT FORMALDEHYDE, WHICH HAS PROVED TO BE ACCEPTABLE TO THE ENVIRONMENT).

THREE-LAYER GLAZING, VENTILATION AND AIR CONDITIONING BY RECUPERATOR WITH CONSTANT FRESH AIR WITHIN APARTMENTS, LOCAL HEATING STATION, COMMUNICATION CENTRE TO CONTROL ALL DEVICES, INTERNET CONNECTION FOR EXCHANGING DATA IN THE SYSTEM AND BIOMETRIC ACCESS CONTROL FOR ENTERING THE BUILDING/APARTMENTS, SOLAR POWER, RAIN-WATER CAPTURE SYSTEM, A COMMON WEATHER STATION, CNS FOR CONTROLLING THE OPERATION OF ALL SYSTEMS IN THE BUILDING AND COUNTERS READING - LINK VIA THE INTERNET, FIRE SYSTEMS AND ACCESS CONTROL TO THE GARAGE WITH REMOTE CONTROLS.

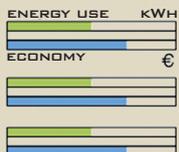
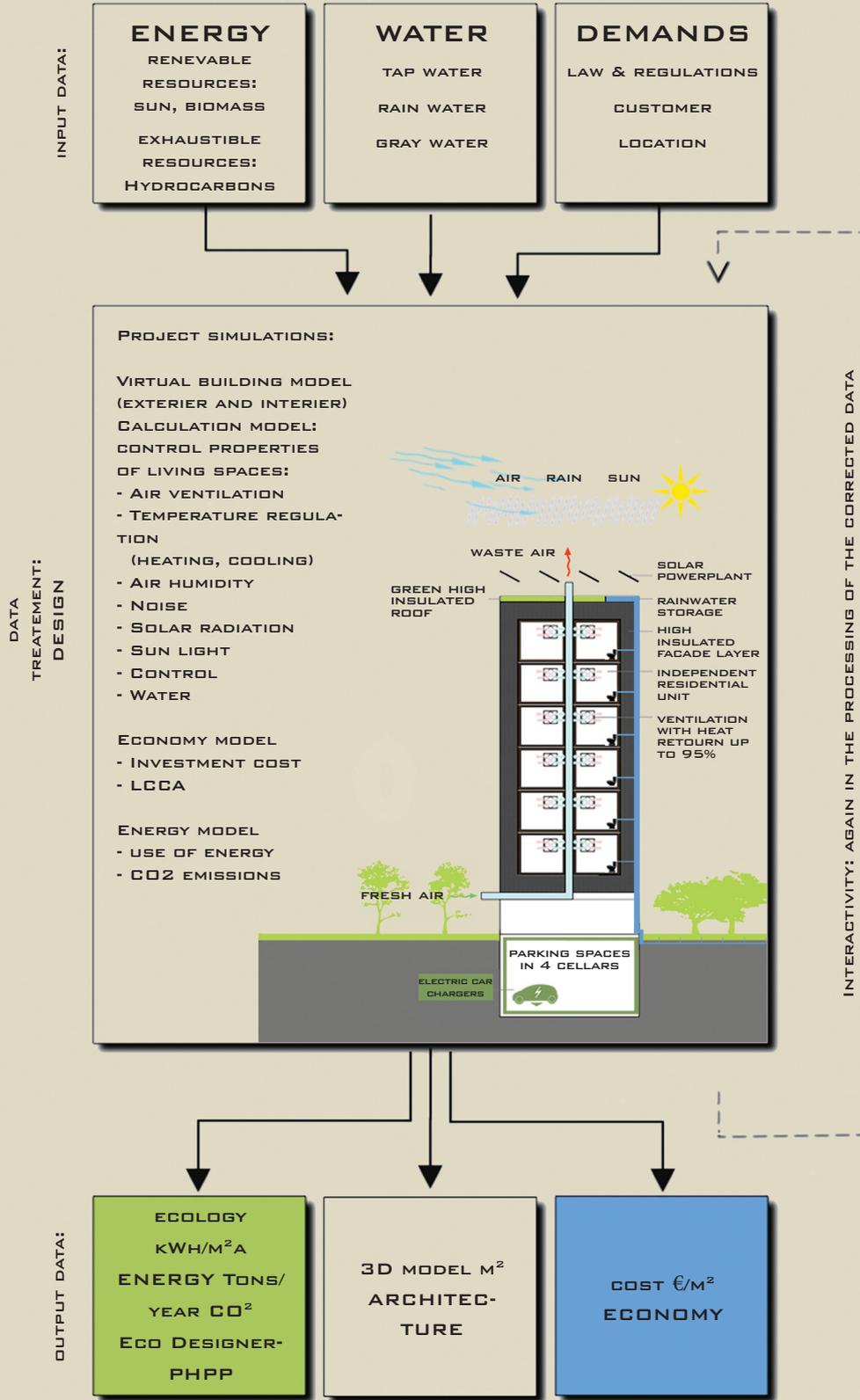


BLUE BUILDING MODEL PROJECT

On our way towards energy sustainable society



Bim Design Model



TEMPERATE CLIMATIC ZONE - LJUBLJANA

HOT CLIMATIC ZONE - DOHA

COLD CLIMATIC ZONE - MOSCOW



Blue building design & development

Central Europe

EXTERIER

INTERIER



Example of residential settlement

Middle East



Example of residential settlement

Middle East



Example of residential settlement

Middle East



Example of residential settlement

Middle East



Example of residential settlement

Middle East



RESIDENTIAL BUSINESS BUILDINGS, MIX USE

122 DWELLINGS, 27.645 M²,
2006 - 2008

TKS RESIDENTIAL-BUSINESS BUILDING ON TRG KOMANDANTA STANETA, LOCATION: TRG KOMANDANTA STANETA, OFF CELOVŠKA STREET IN LJUBLJANA, 89 APARTMENT UNITS, 33 SECURE FLATS, 4,527 M² BUSINESS AREAS AND 279 PARKING PLACES IN THE UNDERGROUND GARAGE, PROJECT DOCUMENTATION: 2004-2006, REALIZATION: 2006-2008.



THE CHAIN OF MOTORWAY RESTAURANTS MARGHE PROJECTS

24.000M², 12 LOCATIONS, 730 PARKING UNITS
1998 - 2002

LOCATIONS: BY SLOVENIAN MOTORWAYS
ESTABLISHMENT OF KNOW HOW SYSTEM, PROJECT PGD, PZI, SUCCESSIVE EXECUTION 2000 - 2002.



RESIDENTIAL SETTLEMENT IN LJUBLJANA "CELOVŠKI DVORI"

MIXED USE DEVELOPMENT

LOCATION: OFF CELOVŠKA STREET IN LJUBLJANA, 833 RESIDENTIAL UNITS, 2249 PARKING PLACES IN THE UNDERGROUND GARAGE, OVER 20,000 M² BUSINESS AREAS, PROJECT DOCUMENTATION: 2006-2007, REALIZATION: 2007-2009.



VIBA FILM, BUILDING WITH HIGHEST TECHNOLOGY FOR SOUND IN FILM PRODUCTION

19.529 M², 2003 - 2006

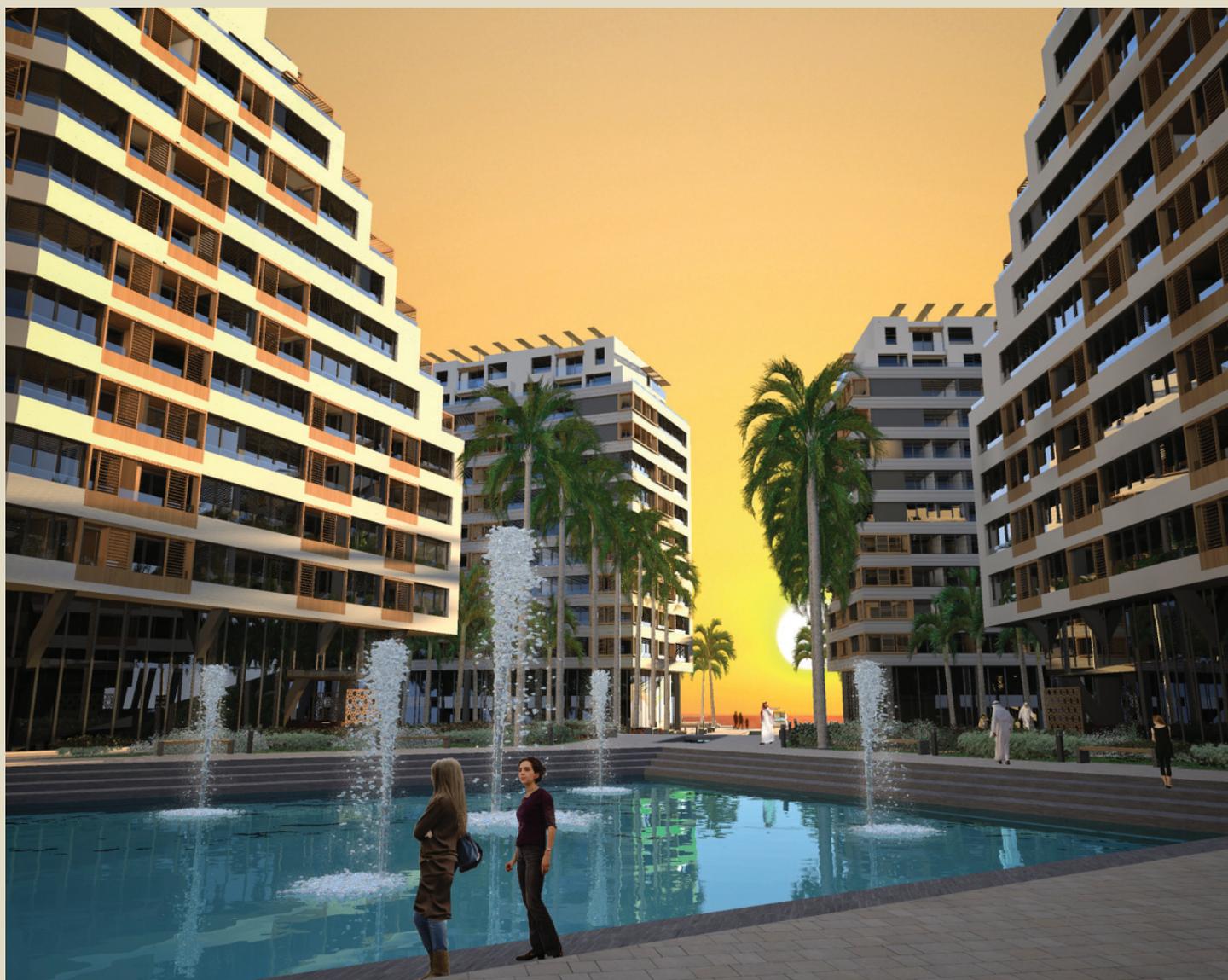
FILM STUDIO VIBA

LOCATION: STEGNE, LJUBLJANA

THE VIBA FILM STUDIOS INCLUDE 2 FILM RECORDING STUDIOS WITH ADJACENT PRODUCTION AREAS. THEIR DESIGN ENABLES THE SIMULTANEOUS FILMING OF 2 PROJECTS.

THE MOST ADVANCED EQUIPMENT WAS A VITAL PART OF THIS VERY DEMANDING COMPLEX, PROJECT DOCUMENTATION: 1998-1999, REALIZATION: 2003 - 2006.





Giving environment a priority

AKROPOLA

Project management & development

AKROPOLA d.o.o., Dunajska c. 21, 1000 Ljubljana, Slovenia

www.akropola.si

e-mail: info@akropola.si

tel.: +386 [0]1 280 66 86

+386 [0]1 280 66 80

fax.: +386 [0]1 280 66 85

©COPYRIGHT 2011, AKROPOLA D.O.O.