

IDEAL HOME



CE



saliena

SALIENA – A BETTER WAY OF LIFE

Saliena offers a unique private housing concept, IDEAL HOMES, which are a prestigious and comfortable housing, built from high quality materials using the most advanced technology.



Construction of new private houses takes place in full collaboration with the client. The entire build process takes just nine months, and the result is a stylish private house with a garden and leisure area, designed for maximum comfort and privacy.

There are three types of IDEAL HOME, offering different options for the number of floors, bedrooms, bathrooms and general living space. All Ideal homes come with a wide range of additional benefits:

- All IDEAL HOMES are oriented according to the sun's aspect, so the garden and living room will always be located at the sunny south side;



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- The residents' privacy in Ideal homes is protected by the specially planned arrangement of other houses and green areas;
- Every IDEAL HOME has a terrace with garden view, which is connected to the living room by a sliding glass door. This brings the outdoors inside, and creates a feeling of expansive space on sunny summer days;
- The main characteristic of all IDEAL HOMES is accurate planning. For example, each house is energy efficient, with tiling. The house and 2-car garage are connected by a roofed

passageway for comfort. Saliena is an exclusive residential space, which combines spaciousness, nature, recreational facilities, peace and security.



LIVING
AREA

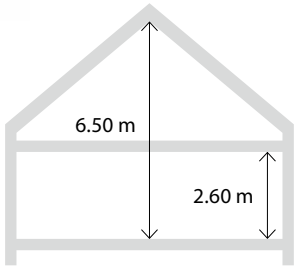


ABETTER
WAYOFLIFE

ONE-STOREY IDEAL HOME

HOUSE 178

NET AREA 178 m²
TOTAL AREA 94 m²



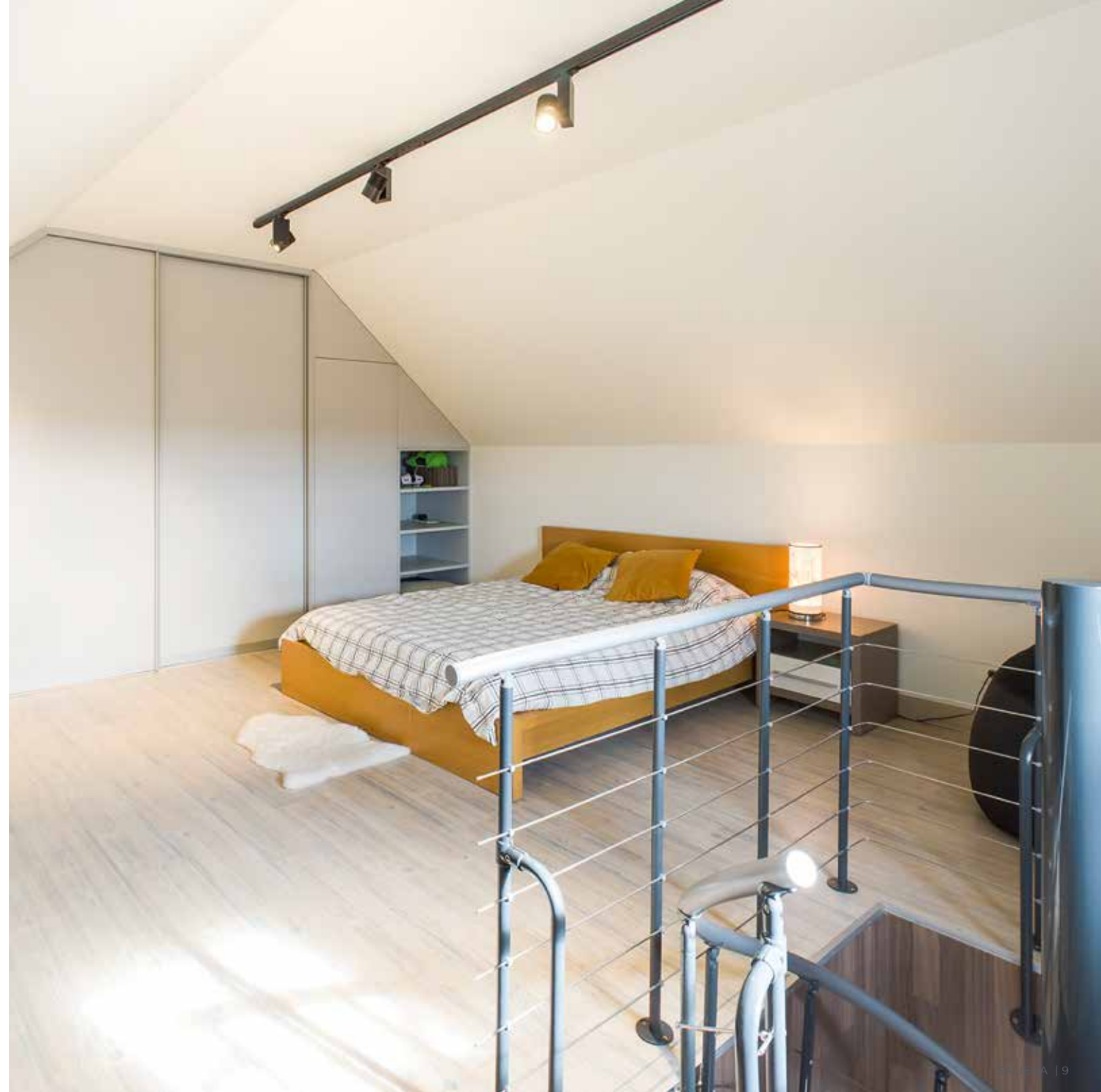
ONE AND A HALF-STOREY IDEAL HOME

HOUSE 204

HOUSE 204

NET AREA 204 m²

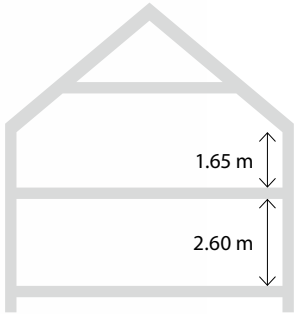
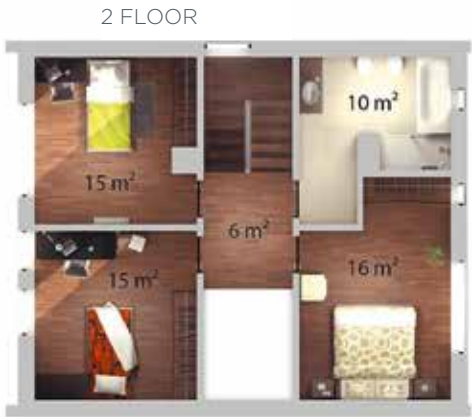
TOTAL AREA 122 m²



TWO-STOREY IDEAL HOME

HOUSE 212

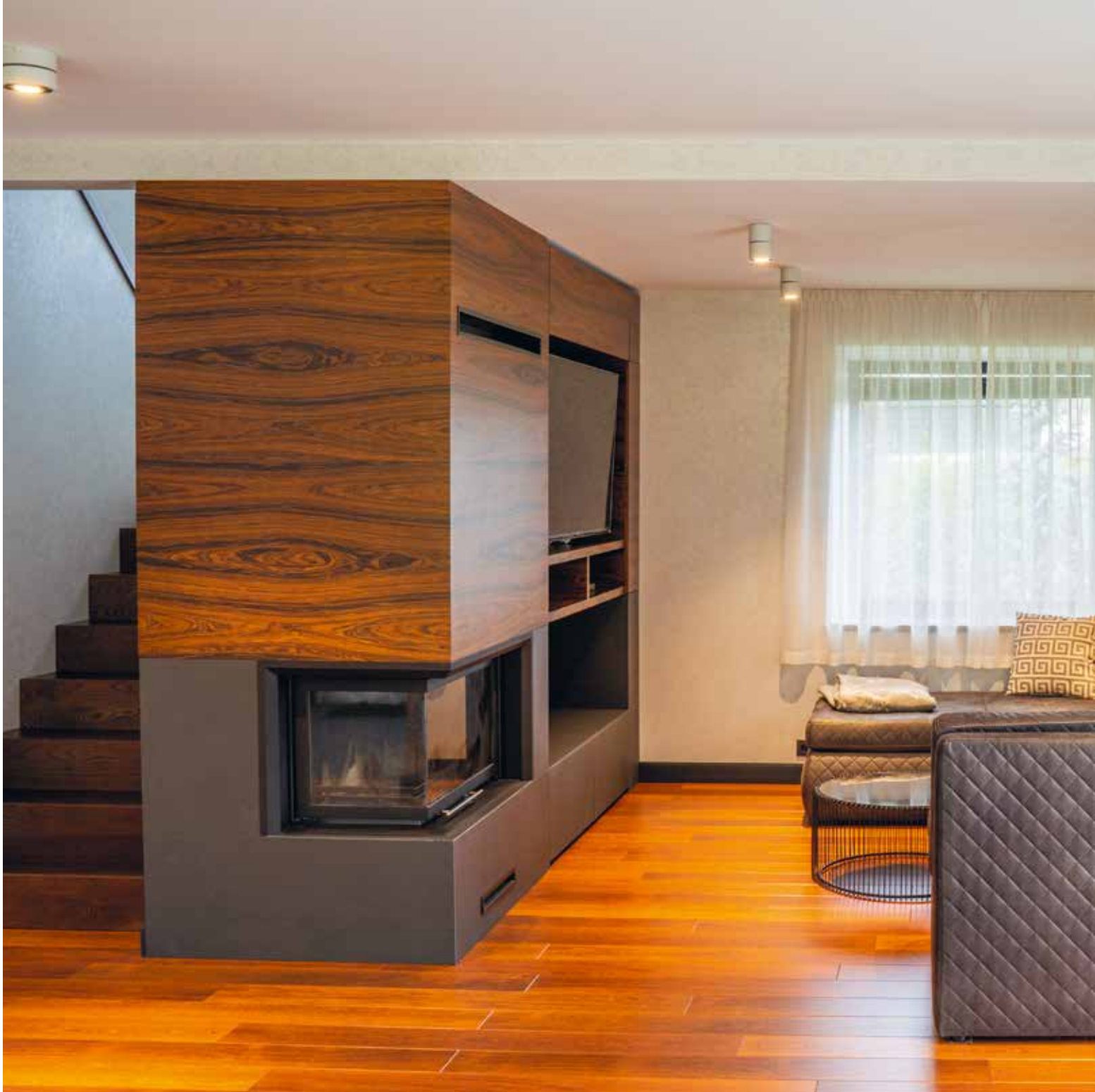
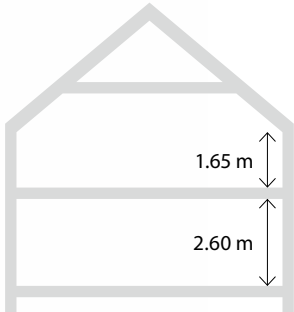
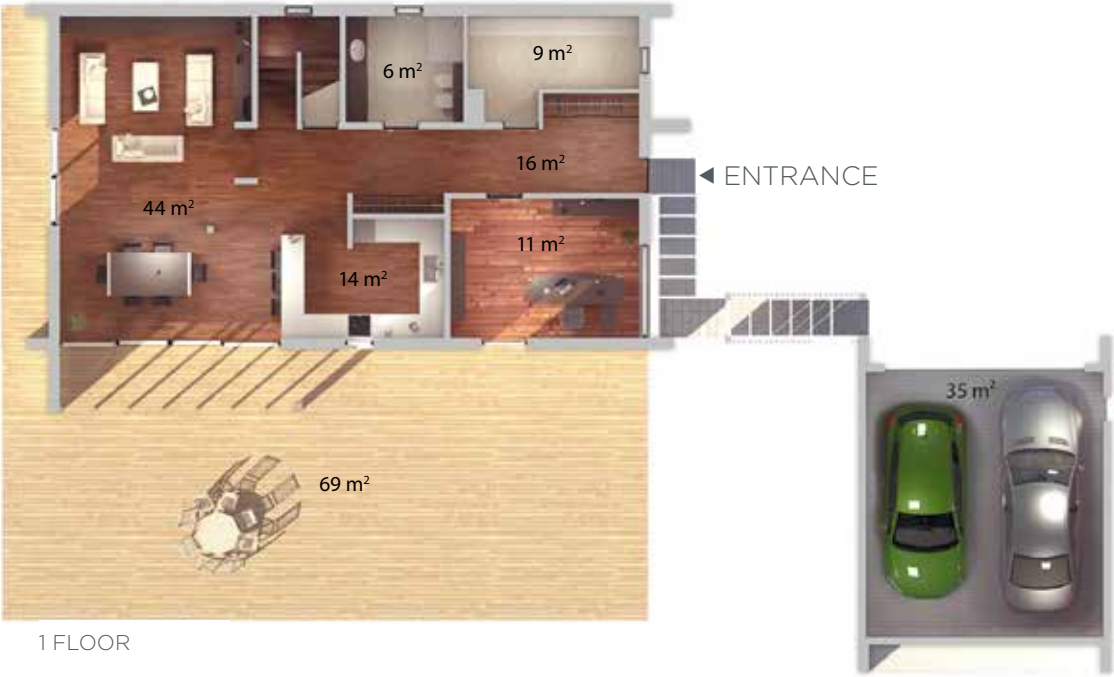
NET AREA 212 m²
TOTAL AREA 138 m²



TWO-STOREY IDEAL HOME

HOUSE 304

NET AREA 304 m²
TOTAL AREA 200 m²



INTERIORS

Contemporary and thoroughly planned detached house interior solutions are an important element in the construction process of every IDEAL HOME.

When starting the build process, the client can choose Premium decoration for the interior, specific floor parquets, wall and door colours, and bathroom tile designs can be chosen by the client. Premium decoration also includes pre-installed high-quality sanitaryware and plumbing.



Saliena's professional interior designers work closely with each client, first understanding the client's requirements to create their dream home, and then coordinating and managing the actual decoration process itself. This takes all the stress and pressure off the client, enabling them to fully enjoy the creation of their IDEAL HOME.



WALL | FLOOR | DOORS

- Flooring – parquet
- Walls and ceiling – painted
- Internal wooden doors installed
- Switches and sockets

PREMIUM 1



PREMIUM 2



PREMIUM 3



PREMIUM 4



BATHROOM TILES

- Tiles on walls and floor in bathrooms
- Sanitary system installed



ADDITIONAL SERVICES

For more comfort, you can improve your home and choose additional sets of options to suit your needs. For example, the “Energy Efficiency” service includes additional energy-saving options and the “Comfort” service contains a number of additions that significantly will increase the level of convenience of your life. Or “My Garden” service, where a landscape architect works on the planting and landscaping of the garden.

ENERGY EFFICIENCY:

- Additional outer wall insulation: (U=0.16 W/m²*K)
- 47% increase in outer wall heat inertia
- Continual air flow is ensured by a mechanical ventilation system with thermal energy recuperation of up to 90%
- Increased heat resistance, and sound insulation in window structures which are resistant to breakage. Profile system Rehau GENEO: heat retention ratio of k 0,8 W/(m²*k), sound insulation level: 5 (Rwp=47 db), breakage resistance level: 5

COMFORT:

- Floor heating system throughout the building
- Air conditioning system (central external block and four internal split system blocks)
- Electrical heating of rainwater drainage system
- Automated garage door

MY GARDEN:

- Landscape design with shrubbery (trees and bushes):
 - Two sets of local scenic greenery (about 40 m² in total) with flowering shrubs, deciduous and coniferous bushes and perennials (about 90 shrubs in total – depending on the shape of the land plot and garden design)
 - Deciduous hedge layout along the boundaries of the land plot designed by landscape architect (h=0.8 m, about 100 pcs, depending on the land plot shape)
 - Diverse decorative deciduous tree layout designed by landscape architect: 7 pcs., h=2–3 m
- Professional automatic garden irrigation system (manufacturer: Rain Bird) with separate deep water borehole connection intended for sprinkler systems only

ENERGY EFFICIENCY RATING



GARDENS AND PARKS

The IDEAL HOME project is located within a pleasant walking distance from the beautiful gardens and parks of Saliena.

The 14 ha recreation area offers three fully landscaped parks with playgrounds, a fountain, ponds, sports equipment for adults and children, picnic area and Forest Park.



The carefully maintained Garden Park has a children's playground, walking paths and a pond with a fountain. The BBQ Park with a special place for grilling and picnics is ideal for a good rest with the whole family or with friends. A distinctive feature of the BBQ Park is the variety of tree species with cozy paths, benches and even a picturesque pond with water cascades.

Saliena Forest Park harmoniously combines a stretch of forest and a landscaped park area with paths for relaxing walks or energizing runs.



A BETTER WAY OF LIFE

Saliena gives its residents an opportunity to live, at a new, higher quality level. As a part of keeping our promise, we offer after-sales service, constantly work on the development of infrastructure, and systematically organize events where you can enjoy pleasant communication with the neighbors.

Saliena provides a range of exceptional post-sale services, to create a relaxed and comfortable lifestyle.

Residents at Saliena are well taken care of. Saliena carries the burden of domestic chores so residents can just enjoy their homes.

Various additional services are provided to bring residents together, creating a real community that is both fun and friendly.

This truly invaluable support includes:

- Territory maintenance, to include all private parks, greens and playgrounds, private roads, verges, footpaths and street lamps.



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- 24-hour video surveillance on Saliena as well as barriers at the entrances to the territory at high time.
- Property management services, especially useful for frequent travellers and non-residents. This includes lettings management, utility bills payment, maintenance and gardening.
- Organising and hosting various community social events throughout the year, such as the summer festival, Christmas market, Halloween event, spring clean and more.



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