STANDARD EQUIPMENT GUIDE

LIOQA

RESORT

This document serves as the homeowner's guide to understanding to what standard your property will be handed over. The other discussed topics are included in your villa's sales price. The standard equipment considers the latest global market trends, the unique atmosphere of the Mediterranean coast, and the **badge of a premium luxury second home**.

It is our pleasure to help you facilitate the final touch to your second home and discuss any technical or interior design items not mentioned in this document as part of the primary or premium package. These packages have been developed following the interior design of a world-class designer, **Marisa Gallo**. We will gladly support you by coordinating the project if you wish to collaborate with your designer.

LIOQA
RESORT

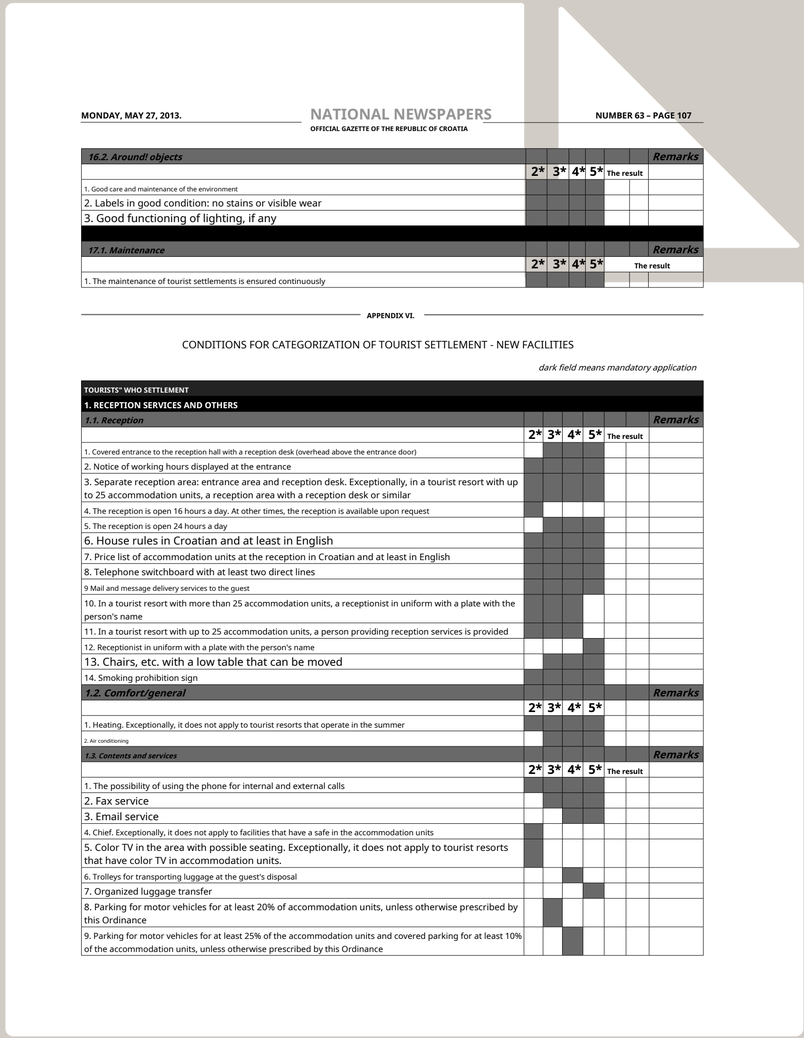
MARISA GALLO
ARQUITECTURA DE INTERIORES

Categorization

To proudly wear the badge of a 5⋆ luxury resort, the project needs to undergo the categorization process, where the Croatian Ministry of Tourism will assign 5⋆ based on the regulations of the accommodation star-rating system.

Therefore, the resort and its units must meet all the categorization requirements by April 2023. To make this experience hassle-free, we have completed an interior design package to meet the categorization process standards and suit the needs of a design connoisseur.

A 5⋆ property rating serves as a guarantee of upscale quality and extraordinary comfort. The strict regulations of the star-assigning system ensure that guests are accommodated at a state-of-art facility.



MONDAY, MAY 27, 2013. NATIONAL NEWSPAPERS NUMBER 63 – PAGE 107
OFFICIAL GAZETTE OF THE REPUBLIC OF CROATIA

16.2. Around! objects							*Remarks*
	2*	3*	4*	5*	The result		
1. Good care and maintenance of the environment							
2. Labels in good condition: no stains or visible wear							
3. Good functioning of lighting, if any							

17.1. Maintenance							*Remarks*
	2*	3*	4*	5*	The result		
1. The maintenance of tourist settlements is ensured continuously							

APPENDIX VI.

CONDITIONS FOR CATEGORIZATION OF TOURIST SETTLEMENT - NEW FACILITIES

dark field means mandatory application

TOURISTS" WHO SETTLEMENT							
1. RECEPTION SERVICES AND OTHERS							
1.1. Reception							*Remarks*
	2*	3*	4*	5*	The result		
1. Covered entrance to the reception hall with a reception desk (overhead above the entrance door)							
2. Notice of working hours displayed at the entrance							
3. Separate reception area: entrance area and reception desk. Exceptionally, in a tourist resort with up to 25 accommodation units, a reception area with a reception desk or similar							
4. The reception is open 16 hours a day. At other times, the reception is available upon request							
5. The reception is open 24 hours a day							
6. House rules in Croatian and at least in English							
7. Price list of accommodation units at the reception in Croatian and at least in English							
8. Telephone switchboard with at least two direct lines							
9 Mail and message delivery services to the guest							
10. In a tourist resort with more than 25 accommodation units, a receptionist in uniform with a plate with the person's name							
11. In a tourist resort with up to 25 accommodation units, a person providing reception services is provided							
12. Receptionist in uniform with a plate with the person's name							
13. Chairs, etc. with a low table that can be moved							
14. Smoking prohibition sign							
1.2. Comfort/general							*Remarks*
	2*	3*	4*	5*			
1. Heating. Exceptionally, it does not apply to tourist resorts that operate in the summer							
2. Air conditioning							
1.3. Contents and services							*Remarks*
	2*	3*	4*	5*	The result		
1. The possibility of using the phone for internal and external calls							
2. Fax service							
3. Email service							
4. Chief. Exceptionally, it does not apply to facilities that have a safe in the accommodation units							
5. Color TV in the area with possible seating. Exceptionally, it does not apply to tourist resorts that have color TV in accommodation units.							
6. Trolleys for transporting luggage at the guest's disposal							
7. Organized luggage transfer							
8. Parking for motor vehicles for at least 20% of accommodation units, unless otherwise prescribed by this Ordinance							
9. Parking for motor vehicles for at least 25% of the accommodation units and covered parking for at least 10% of the accommodation units, unless otherwise prescribed by this Ordinance							

Complete Privacy, Assured Safety.

Our private **LIOQA Resort** is equipped with **24/7 security** located at the reception and a **gated community** entrance. All roads are fitted with street lighting that is motion-sensor activated at night to ensure privacy yet safety at night time.

In addition, the resort is fitted with CCTV cameras to keep you, your family, your friends, and your property safe.

Manage Your Guests

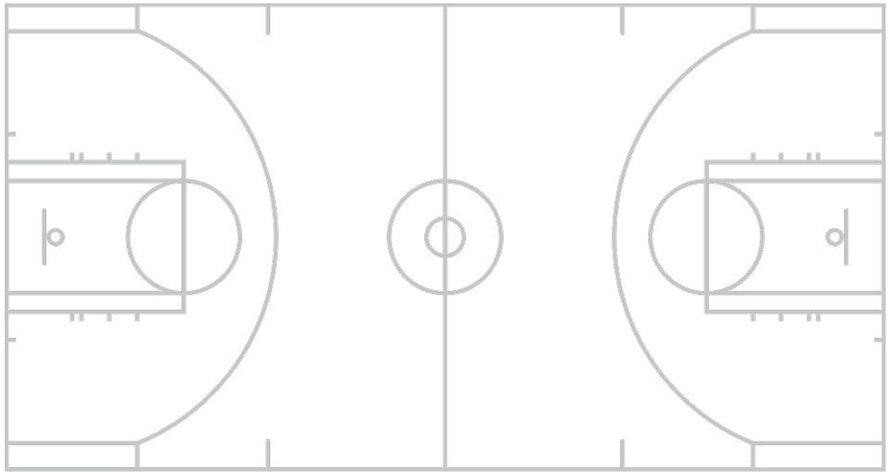
LIOQA's parking system is running on **SKIDATA's** platform, which allows you to individually manage your visitors by simply entering their license plate into the system.

SKIDATA KUDELSKI GROUP

Sports And Fun

To guarantee a well-spent stay, we equipped the resort with a **multi-purpose court** 20x40m, where you can enjoy **tennis, volleyball, basketball, and handball** with your friends and family.

In addition, an **outdoor workout area** will be built right by the beach.



Beach Club

Combining dining, good wine, sun tan, and art, all in the omnipresent Mediterranean atmosphere, we bring you the exclusive LIOQA Resort's **VIVA Beach Club**.

All owners and renters have access to the amenities of the beach club as per the standard operating hours, as well as a discount for all F&Bs.

Dining

LIOQA Resort's restaurant is there to ensure high-quality local food from breakfast to dinner. In addition, an AirStream food truck will be available during the daytime by the beach for quick but delicious bites and drinks.

All owners and renters have access to the amenities of the beach club as per the standard operating hours, as well as a **discount for all F&Bs**.

Pool

Two community pools are available for the resort's guests in the beach club area. The main pool is 1.5m deep, while kids can swim safely in the 0.3m deep pool.

Villa B1

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Fence

Your property is protected with a combination of a concrete fence with an aesthetical surface finish in combination with **Betafence by CreaZen**, with a width of 2400 mm for each panel and a double swing gate opening fence.

The modern stairs leading to the entrance of your Villa A9re made from precast structural concrete and are emphasized by an LED backlight.

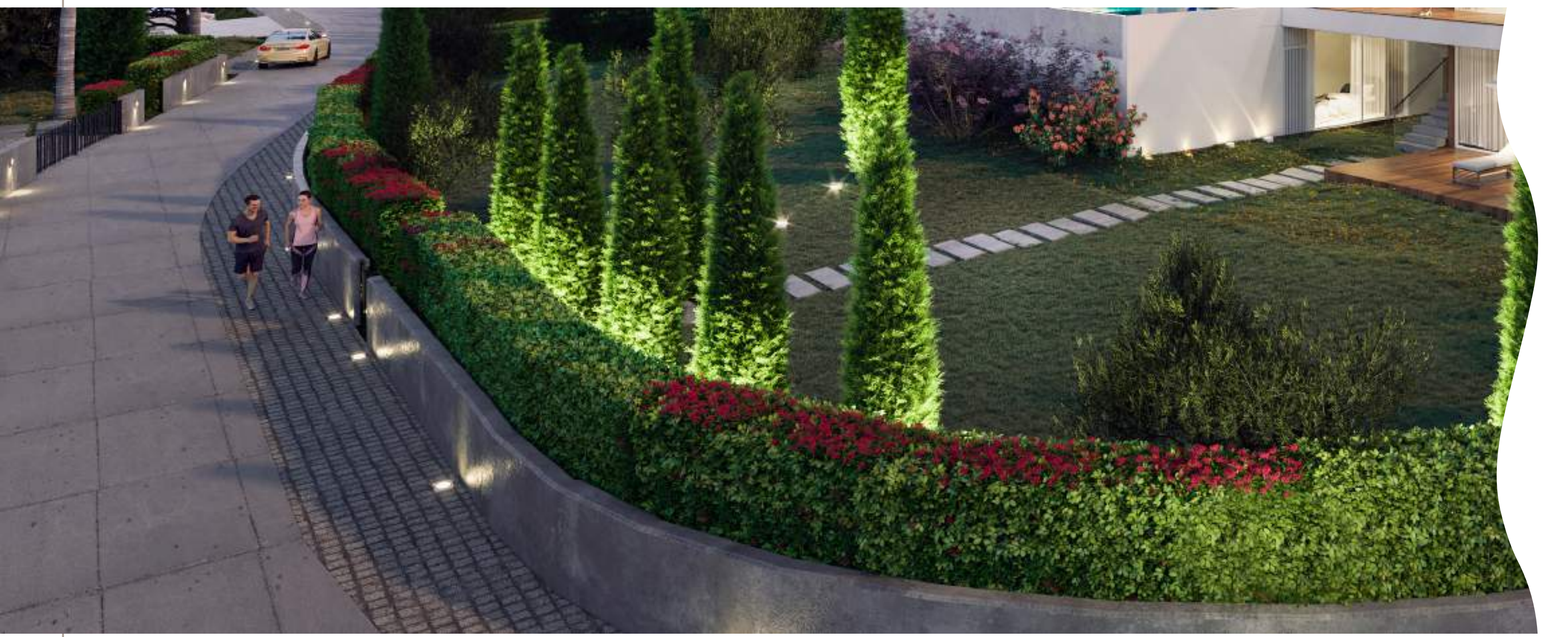
BETAFENCE

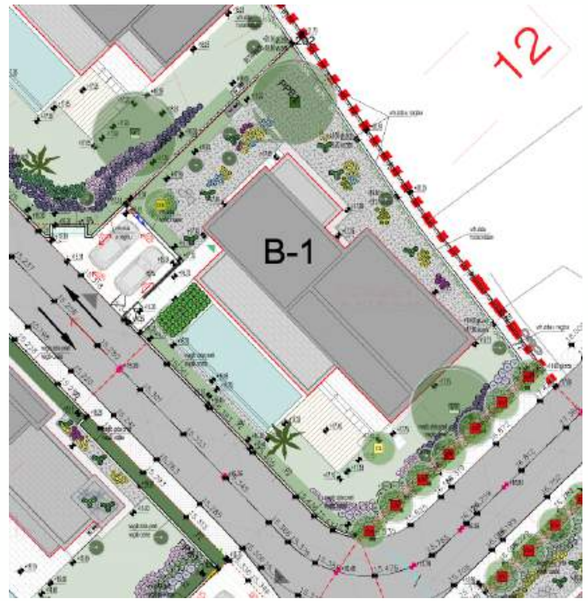
Garden

Each plot, including yours, is made from three sections: the **planting zone, the dry garden, and the hedges**.

The planting zone combines alluring flowers like Verbena bonariensis, Agapanthus africanus, Santolina chamaecyparissus, etc. The dry garden includes plants such as Rosmarinus prostrates, Stachys byzantine, or Agave americana. The plot is enclosed with bushes to aesthetically cover the security fence. Lastly, the spacious loan on flat surfaces surrounding your property is maintained by an automatic loan mower provided by us.

The resort, as well as your plot, is equipped with an **irrigation system** managed by the resort's gardening team for an effortlessly groomed lawn and always trimmed hedges.





Facade

EQUITONE® Fibre cement facade materials

The villa is finished with **Equitone Tectiva**, a through-colored facade characterized by a sanded surface and naturally occurring hues. These fire-safe, sound-insulating, and highly resistant panels provide a smooth and classic colorful accent with no visible fibers. **Equitone Pictura** is combined with a decorative painting finish, **Rofix Premium**.

TE90

TE10

TE60

Interior Ceiling	All ceilings are gypsum plaster board double-coated in white color.
Interior Walls	All walls are painted in white color.
Garage, Basement & Technical Room Ceiling	The fair-faced concrete is painted with a decorative coat in white (RAL9010).

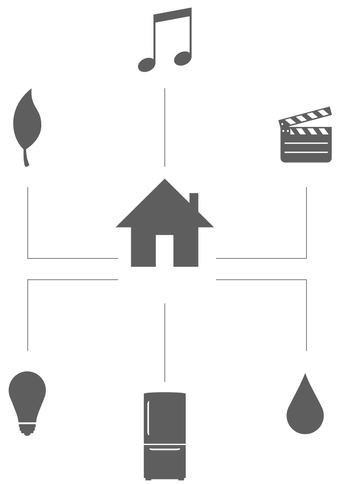
Soft Technology

KNX is a globally established, wired system for the smart control of the home and building technology. The KNX Secure security standard ensures that all data transmissions in the **KNX Smart Home** are **encrypted** – and thus **protected**.

The Gira smart-home system, together with KNX protocol, provides a solution that intelligently and flexibly targets everyday needs, such as lighting, blinds, HVAC, or music. These fire-safe, sound-insulating, and highly resistant panels provide a smooth and classic colorful accent with no visible fibers.

KNX PROTOCOL
GIRA G1 TOUCH PANEL
GIRA S1
GIRA X1
OPTICAL WIRING PROVIDED BY HRVATSKI TELEKOM
CAT6 CABLING IN LIVING ROOM AND BEDROOMS
HIGH SPEED INTERNET
SPEAKERS BOWER & WILKINS (CCM684)

GIRA



See Nothing, Hear Everything

It has **19 speakers** strategically distributed in one villa to provide a unique listening experience.

The **CCM684** is a high-performance ceiling speaker by **Bowers & Wilkins.** A two-way design featuring a 200mm (8in) woven glass fiber cone bass/midrange driver and a soft dome tweeter in a neat circular ceiling mount chassis.

Bowers & Wilkins

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Hard Technology

Your villa is equipped with KAN-Therm TBS floor heating, using the dry method, furthermore for the highest achievable comfort, the climate ceiling cooling by Pagitsch, fan coil units, pre-wiring for photovoltaic solar panels, and water irrigation on green areas around your property.

The HVAC is supported by a Daikin Altherma heating pump based on the air-water system. All technical equipment is fully controllable via your homeowner's app and the Gira system.

Many functions, One system

Your villa includes a private infinity pool with **heating** and **cooling**, **filtering, water jets,** and an **outdoor shower.**

Your pool's heat pump of brand Aquark Mr. Silence is controllable by Wi-Fi and preferred for its extra quiet technology.

DAIKIN

Tiles

LAFAENZA
TILE WITH STYLE

All tiles in your Villa A9re designed from a single collection **GEA** (color code AV) by an Italian manufacturer **La Faenza Ceramica**, thus allowing for smooth transitions from one room to another.

Wall tile		*120cm x 120cm*	*thickness 6,5mm*
Indoor floor tile		*90cm x 90cm*	*thickness 6,5mm*
Bathroom floor tile		*30cm x 60cm*	*thickness 6,5mm*
Terrace floor tile		*90cm x 90cm*	*thickness 20 mm*

In the interior, all tiles are of the same thickness (6,5-9mm), while in the exterior, such as the outdoor terrace, the large-format tiles of 2cm are stabilized on paving support pedestals. Specially manufactured tiles surround the pool with bull-nose coping.

Windows

Panoramic floor-to-ceiling height windows and sliding doors from **Cortizo's** premium collection **CorVisionPlus** with a minimalist sliding system with a visible central interlocking system of just 25mm, providing an outstanding thermal and acoustic performance while delivering a solution with drainage, hidden rails, and maximum security.

To combine a pleasing design with an effective function, HELLA front-mounted vertical awnings are installed on all panoramic windows and are fully controllable by the smart-home system. The technology includes a wind sensor with an automatic roll-up system to prevent damage.

HELLA

Door

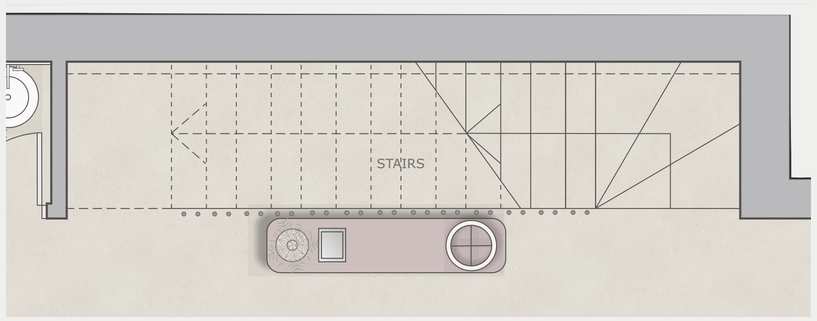
The stylish pivot doors leading to your Villa A9 are 2,90m high, and the material accommodates the façade. The inside doors, 2,65m in height, are modern, frameless, and wooden, and the standard includes a doorknob. All doors are equipped with locks.

Modern and elegant sectional garage door* by Hörmann with Silkgrain surface finishing unifies the façade and the garage entering effortlessly.

**Only where garage applies.*

Stairs

The indoor concrete stairs are covered with wood for a soft and cozy feeling and are framed with vertical fencing going from floor to ceiling.

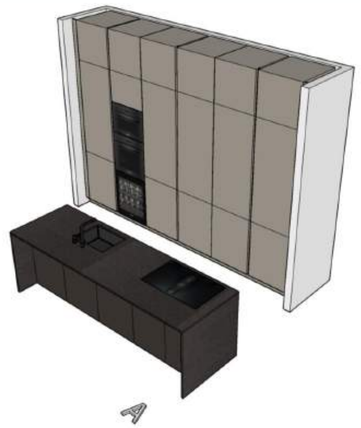


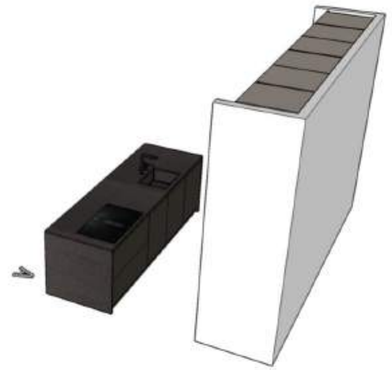
Kitchen

Thanks to **SieMatic's SLC kitchen** and its exceptional lighting concept, its indirect illumination of the recessed channel creates visual accents while providing the practicality of a handle-free and design-oriented aesthetic principle.

The back wall is in **SieMatic's Sterling grey** specification, while the island is in **Graphite grey,** and the desk is **TechniStone** in **Taurus Terrazzo Dark Matt**.

The kitchen is fully equipped with premium quality kitchen electronics by Miele.





Sterling Grey

Graphite Grey

Villa B1

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Interior & Exterior Furniture

Custom Sofa by Nesia (1x)

325x160x60

Bed with mattress (5x)

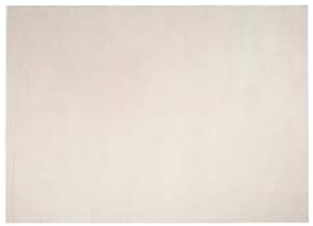
200x210

Ottoman by Nesia (1x)

70x70x38

Nightstand (10x)

Laminate finish in Taupe color



Living Room Rug (1x)

300x300 in beige

Night Lamps (10x)

Lyon White DALI lamp

Dining Table (1x)

250x130, compact finish

Desk (3x)

100x57x75

Dining Chair (10x)

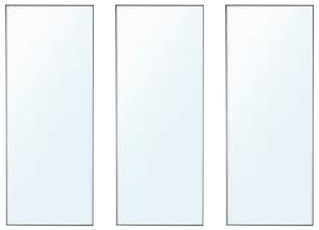
57x61x48

Desk Chair (3x)

57x61x48

Rug (5x)

310x160 in beige and brown



Wall figure mirror

Aluminium finish

Armchair Florence (3x)

70x85x81 in beige color

Living Room TV

Samsung Frame 75''

Bedroom TVs (5x)

Samsung Frame 50''

Curtains

Blackout curtains in all livable spaces

Wall art (6x)

Original wall art in living room and all bedrooms

Vanity Units (4x)

Duravit L-Cube One drawer vanity unit

Bathroom mirrors

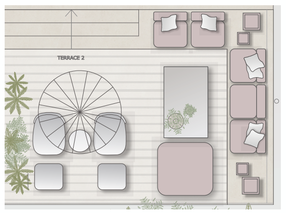
With integrated lighting in bronze aluminium finish

Daybed (2x)

In beige and grey upholstery fabric

Exterior Sofa (1x)

189x94x72



Custom Cushions

Water-resistant fabric cushions

Exterior Armchair (2x)

98x94x72

Exterior Dining Table (1x)

210x80 with white ceramic finish

Exterior Coffee Table (1x)

115x65x35 with marble top finish

Exterior Dining Chair (10x)

54x56x80

Side Tables (4x)

R420 with marble top finish

Sun Shade / Parasol (2x)

180x212

Armchair Lounger (2x)

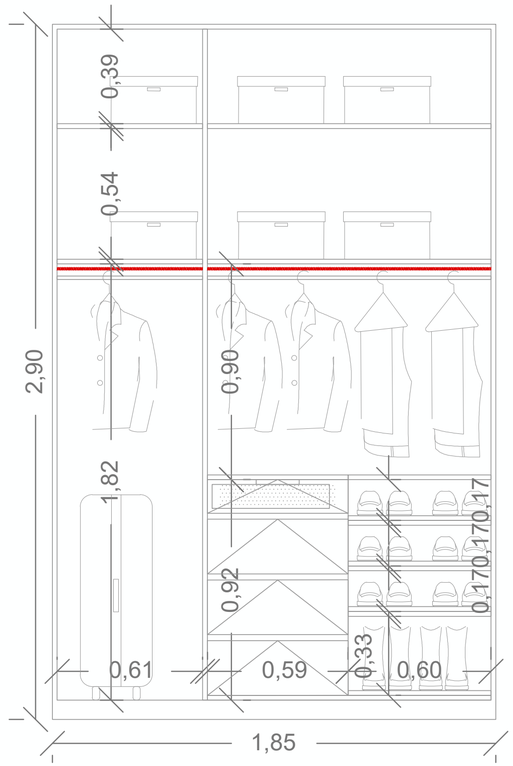
73x97

Tanning Bed (6x)

200x70

Wardrobes

Entrance	*265x205x50*
Bedroom 1	*265x185x50*
Bedroom 2	*265x240x60*
Bedroom 3	*265x160x60*
Bedroom 4	*265x185x60*
Bedroom 5	*265x120x60*
Bedroom 5	*265x155x30*



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*The sketch is from PD for illustration purposes

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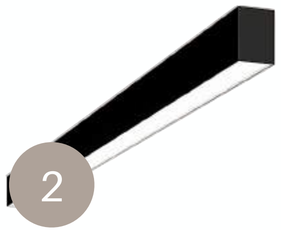
Bathroom Accessories

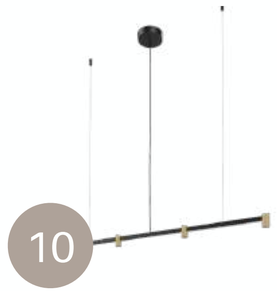
1	Bemeta Soap Dispenser	8
2	Bemeta Toothbrush Tumbler	7
3	Bemeta Toilet Paper Holder	7
4	Sanela Toilet Brush Holder	7
5	Nimco Wall-mounted Zooming Mirror	5
6	Bemeta Towel Hook	12
7	Hansgrohe AddStoris Bin (3l)	7
8	Bemeta Large Towel Holder	7

Villa B1

Dinnerware & Serveware

1	Rosenthal Set of 4 soup plate, dessert plate, plate and bowl)	12
2	Rosenthal LOFT Tea Mug	10
3	Rosenthal LOFT Coffee Cup	10
4	Rosenthal LOFT Coffee Cup Saucer	10
5	Rosenthal Serving plate 34cm	1
6	Rosenthal Loft bowl 23cm	1
7	Sambonet set of 24 cuttlery pieces (6 of each)	2
8	DiVino White Wine Glass	10
9	DiVino Red Wine Glass	10
10	DiVino Champagne Glass	10
11	DiVino Water cup	10
12	Zwilling Twin Classic Stainless Steel	1
13	Zwilling Oak Chopping Board (35x25)	1
14	Zwilling Professional Knives	2
15	Zwilling Pro Soup Padle	1
16	Zwilling Pro Silicone Frying Pan Turner	1
17	Zwilling Pro Whisk	1
18	WOLL Eco Lite Pan 28cm	1
19	WOLL Eco Lite Pan 24cm	1





⋆We will provide you with the Electrical Project Documentation & Technical Sheets of lighting upon request

Technical Lighting*

1	Deep IP65 Ceiling Rec.	8
2	Matric A3 IP54 Jet Black	1
3	Deep Bijou Ceiling Rec.	9
4	ROMO5 Black	27
5	Lištový systém NX26	1
6	NX26 Evo 280 LED	7
7	DL Slim DN210	2
8	SP FIX 8W	
9	Match Ceiling	1
10	Trace Chandelier Ceiling	1

The technical lighting and its volumes as featured in the standard equipment have been projected in accordance to the requirements of a thorough photometric study. The lights are dimmable, and can be controlled through a smart home system via KNX, which also allows you to group the lighting into sections to create various atmospheres in your villa.

Kitchen Appliances Miele

Miele G 5260 SCVi Active Plus

1. Fully integrated dishwasher for optimal drying results thanks to the AutoOpen solution.

Fridge KFN 773F

2. Combined fridge and freezer for optimal storage thanks to DynaCool and NoFrost technology.

Miele H 7264B

3. Oven with a smooth design, possible connection over Wi-Fi, text display, and PerfectClean solution for easy cleaning.

Miele M 7244 TC

4. Integrated microwave with a combinable design with an integrated grill, automatic programs for defrosting with a large capacity of 46l.

Miele KWT 6322 UG

5. Built-under wine conditioning unit with FlexiFrame and Push2open for greater versatility and top-quality design.

Miele KMDA 7476FL

6. Induction hob with an integrated hood for effortless design with a vapor extraction through the floor to the exterior.

Bathroom Fittings

DURAVIT

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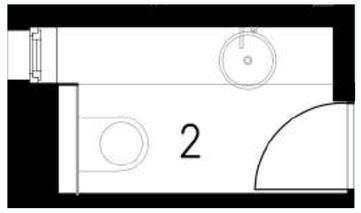

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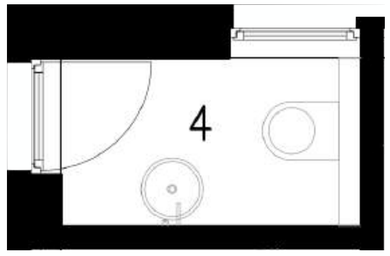

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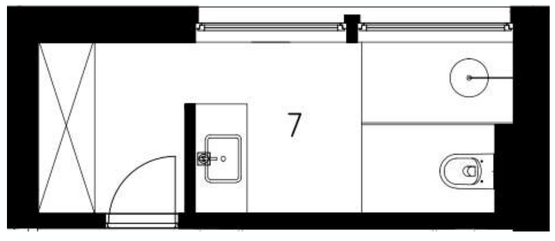

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Ground Floor

All bathrooms are fully fitted with ceramics by Duravit, which is known for its seamless design, high quality, and impressive durability.

A Toilet ME by Starck white DURAVIT with Glass White actuator plate **B** Paffoni Bidet Kit **C** DURAVIT White Tulip Washbasin freestanding **D** DURAVIT White Tulip Single Lever Basin Mixer **E** DURAVIT XViu Vanity Unit Floor Standing **F** DURAVIT Luv Washbasin 600mm **G** DURAVIT Stick hand shower MinusFlow with wall mounted holder **H** DURAVIT Shower tray Stonetto with Showerhead jet

Bathroom Fittings DURAVIT

First Floor

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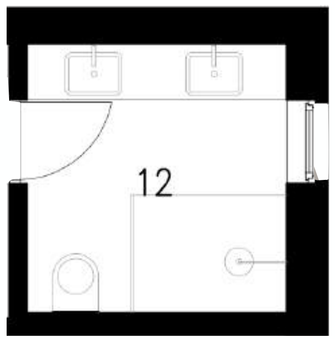

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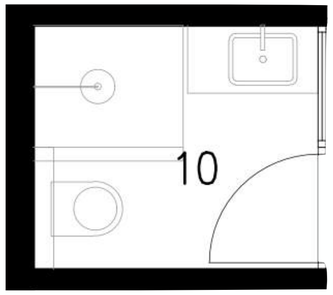

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A Toilet ME by Starck white DURAVIT with Glass White actuator plate **B** Paffoni Bidet Kit **C** DURAVIT White Tulip Washbasin **D** DURAVIT Single Lever Basin Mixer **E** DURAVIT Stick hand shower MinusFlow with wall mounted holder **F** DURAVIT Shower tray Stonetto with Showerhead jet DURAVIT **G** DURAVIT XViu Vanity Unit Floor Standing

Bathroom Fittings DURAVIT

First Floor

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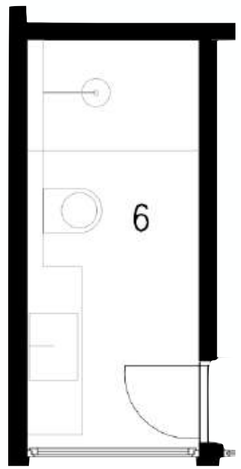

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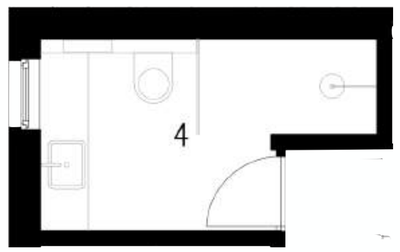

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D E

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A Toilet ME by Starck white DURAVIT with Glass White actuator plate **B** Paffoni Bidet Kit **C** DURAVIT XViu Vanity Unit Floor Standing **D** DURAVIT Single Lever Basin Mixer **E** DURAVIT Stick hand shower MinusFlow with wall mounted holder **F** DURAVIT Shower tray Stonetto with Showerhead jet DURAVIT **G** DURAVIT Luv Washbasin 600mm

Villa B1

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This document may be subject to changes arising from the requirements agreed by the Seller and the Buyer, the requirements of the relevant public authorities, the requirements prescribed by the Categorisation and other relevant applicable laws, and the changes in the main design and detailed design of the Project (Project Documentation).

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