

GRANIT INVEST
presents to you

·mia Doríol·

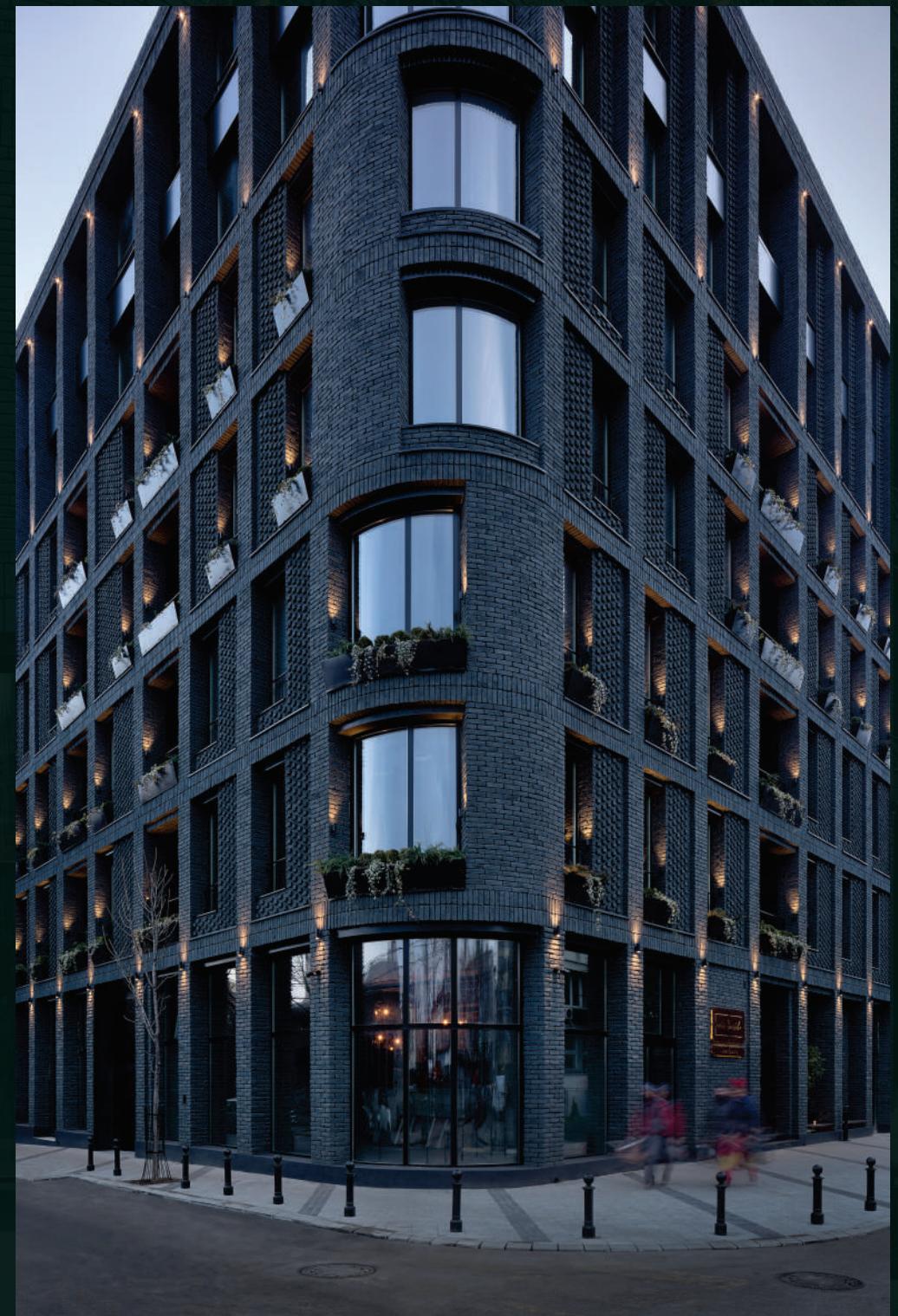
office building

GRANIT INVEST je kompanija sa bogatom tradicijom u građevinarstvu Srbije i širem okruženju.

Velika stručnost i iskustvo naših inženjera i tehničara koji prate i primenuju najnovija tehnolška dostignuća materijalizacije i građenja, omogućavaju da se maksimalno izade u susret potrebama i zahtevima klijenata. Pre objekta *mia Dorćol* firma je već radila poslovne i poslovno stambene objekte. Jedan od istaknutih primera naše gradnje je objekat GREEN SQUARE, ekološki poslovni objekat građen po principima uštede energije i zaštite životne sredine, a koji je poslužio i kao uzor za naš novi objekat. Green Square je luksuzni objekat izuzetnog kvaliteta u srcu grada, na obodu Svetosavskog platoa. Izgrađen je po najvišim standardima A+ klase poslovnih objekata. Drugi naši poslovni objekti koji su nam poslužili kao primer su poslovni objekat sa aneksom u Ulici kneginje Zorke, poslovni centar "Privredni savetnik" i još jedan u istoj ulici, stambeno poslovni objekat "E79", "E51-54" i mnogi drugi.

GRANIT INVEST is the company with extensive tradition in construction in Serbia and further across the borders.

Great expertise and experience of our engineers and technicians who follow and apply the latest technological achievements in construction and materialization enables us to meet the needs and requirements of our clients at the highest level. Before construction of our new business building *mia Dorćol*, the company has already raised other residential and business facilities. A significant example of our work is GREEN SQUARE, built by the principles of energy saving and environmental protection, which also served as a rolemodel for our new business project. GREEN SQUARE is a luxury building of exceptional quality, located in Belgrade city center, just behind the Church of Saint Sava. It was built to the highest standards of A + class of business buildings. Some of our other projects that contributed to the organization of *Mia Dorćol*, are Business building in Kneginje Zorke Street, business center "Privredni savetnik", buildings "E79", "E51-54" and other.



Mia Dorćol je luksuzni objekat izuzetnog kvaliteta u srcu grada, na donjem Dorćolu. Opremljen je inovativnim tehnologijama koje brinu o očuvanju prirode i pružaju maksimalan komfor klijentima. Posebna pažnja posvećena je kvalitetu gradnje, od temelja do najsigurnijeg detalja završne obrade. Naglašavamo kvalitetnu materijalizaciju krovova i fasadnih zidova, kao i vrhunsku završnu obradu. Objekat je odlično termoizolovan. Urađeni su sendvič zidovi (termo blok+vuna+termo blok), dok je spoljna stolarija radjena od belgijskih profila i okova sa troslojnim staklima. Ono što bismo istakli je da je projekat prošao kroz energetsku sertifikaciju, pri čemu su vrednovane stavke potrebne za izdavanje energetskog pasoša. Energetski pasoš je bitno sredstvo koje nas je vodilo ka cilju, izgradnji energetski efikasne zgrade.

Mia Dorćol is a luxury building of exceptional quality in the heart of the city, on the lower part of Dorćol. It is equipped with innovative technologies that protect nature and provide maximum comfort to its users. Special attention was paid to the quality of construction, from the foundation to the smallest details on the facade. We would like to emphasize the high quality of roof materialization and exterior walls, as well as of the high-end finishing. The building is perfectly insulated. Facade walls are built as sandwich walls (thermal block + rockwool + thermal block), while external doors and windows are made from Belgian profiles and triple glazed windows. An important fact for our company is that the project passed the energy certification, with valuating all categories needed for obtaining an energy passport. Obtaining an energy passport was the necessary starting point we needed for building an energy-efficient facility.



Na osnovu određenih standarda, *mia Dorćol* je svrstan u objekte izgrađene po najvišim standardima A+ klase poslovnih objekata, odnosno objekte sa najmanjom potrošnjom energije, koristeći energiju tla preko geotermalnih sondi. Vertikalna geotermalna sonda je cev plasirana u buštinu na određeni način i cementirana specijalnim materijalom koji nazivamo termo-ispuna (termo-cement). Ovako formiran sistem ne proizvodi toplotu on je samo prebacuje (prepumpava) sa jednog mesta na drugo na račun mehaničkog rada kompresora. Princip kod grejanja objekta je sličan, u ovom slučaju se toplota iz zemlje prepumpava u prostor koji se greje. Još jedna prednost objekta je to da ima svoj agregat od 140 kW, koji omogućava nesmetano funkcionisanje objekta pri nestanku struje.

Business and other commercial buildings		new
Energy class	QH,nd,rel [%]	QH,nd [kWh/(m ² a)]
A+	≤ 15	≤ 8

Based on certain criteria, *mia Dorćol* is classified as a building constructed to the highest standards of class A + business facilities. In other words, the building has minimal energy consumption, given it utilizes energy via geothermal probes. Vertical geothermal probe tube is placed in the borehole and is cemented with a special material called the thermal filling (thermo-cement). This kind of formed system can be used for converting heat from one place to another by usage of a compressor. During the process of heating the building, the heat from the ground is transformed to the space that is heated. One more advantage of this building is that it has its own aggregate that allows building to function even in the event of power outage.





Adresa nije samo podatak iz dokumenta, već važan deo svakodnevnog života. Zato je izbor lokacije za ovakav objekat veoma važan. Lokacija objekta *mia Dorćol* pruža zakupcima prijatan ambijent i mirno okruženje. Nalazi se na uglu Ulice braće Baruha i Mike Alasa, na beogradskoj opštini Stari grad.

Kolski pristup je iz Ulice Mike Alasa, dok je glavni ulaz za korisnike prostora iz Ulice braće Baruha. Kako se objekat nalazi u samom centru grada, dobro je povezan i sa ostalim znamenitostima Beograda.

Kalemegdan se nalazi na samo par minuta od objekta i mesta kao što su 25.maj, Studentski trg i Trg republike koji su na samo 1km od Vašeg budućeg poslovnog objekta.

Ovaj deo grada odiše posebnom atmosferom, pa je tako i kulturno umetnički život razvijen, pozorišta, galerije... i Skadarlija, poznata boemska četvrt. U blizini objekta se nalaze obdaništa, osnovne i srednje škole.

Address is not just an information from the document - it is an integral part of everyday life. Therefore, the choice of the location for such a building is very important. *Mia Dorćol* is located in part of the city that offers a pleasant ambience and peaceful environment. It is located on the corner of Braće Baruh Street and Mike Alasa Street, in Belgrade's municipality of Stari grad.

Vehicular access is from the Mike Alasa Street, while the main entrance is from Braće Baruh Street. As the building is located in the city center, it is well connected with other sights of Belgrade. Kalemegdan Park is just a few minutes away from the building. Places like the promenade of "25th May", Students Square, Republic Square are also very near.

This part of the town has a special atmosphere, places like theaters, galleries and Skadarlija, famous bohemian quarter, make this part of the city even more interesting.

In the vicinity are kindergartens, primary and secondary schools.



OSNOVA PRIZEMLJA
GROUND FLOOR PLAN

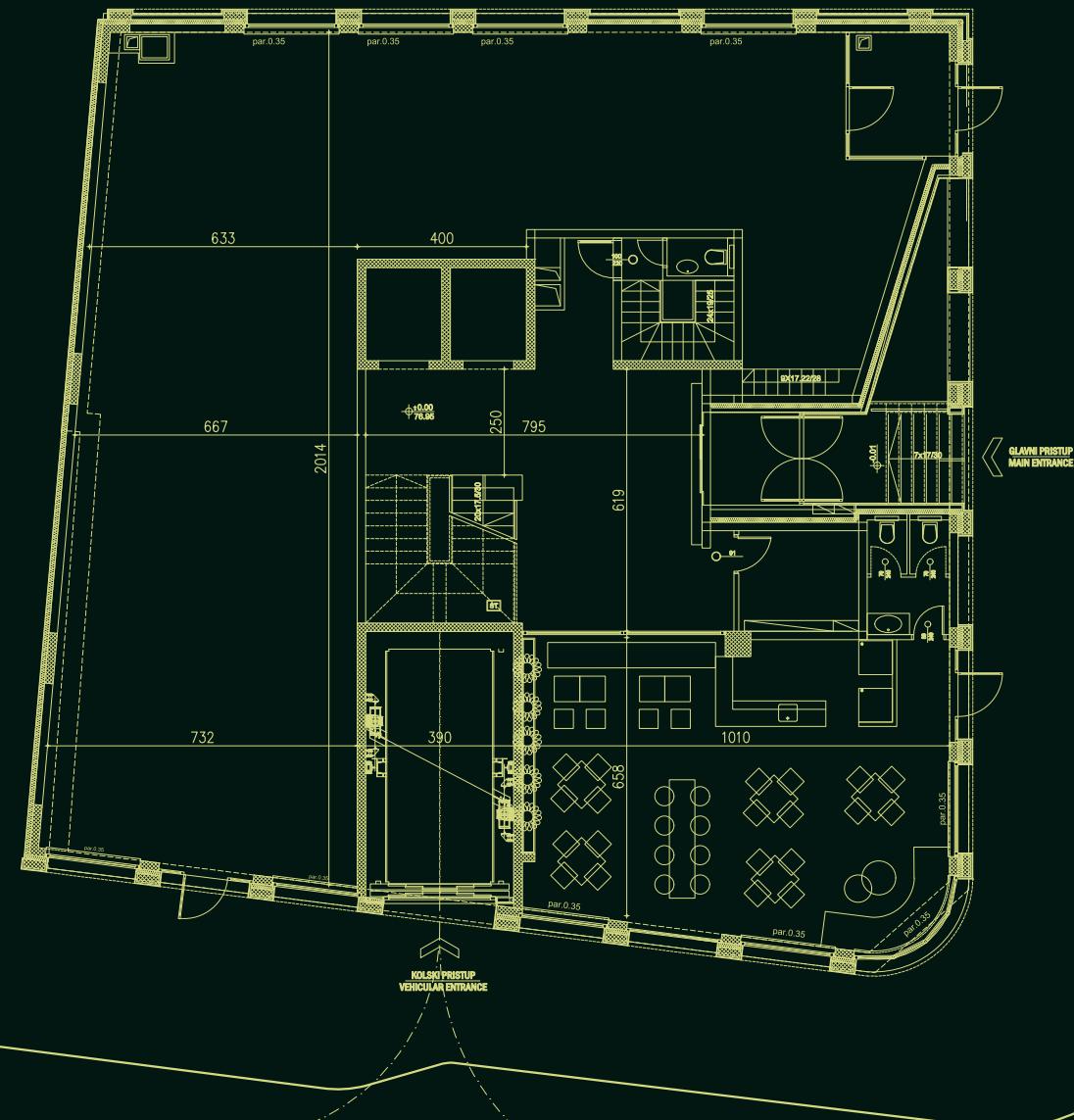
Objekat ima devet etaža. Šest korisnih etaža za iznajmljivanje, prizemlje i dve podzemne etaže namenjene garaži. Glavni ulaz je u prizemlju objekta gde će vas dočekati portir 24h dnevno.

Mia Dorćol je celodnevno funkcionalna zgrada obezbeđena kako fizičkim obezbeđenjem tako i video nadzorom.

Iako se objekat nalazi u užem centru grada, postavljen je u najmirnijem delu Dorćola, između dve ne tako prometne ulice, pa Vam buka nikad neće biti problem jer je pored toga objekat i dodatno akustično izolovan.

The building has nine floors, six useful floors for rent, ground floor and two underground floors designed as garages. The main entrance is on the ground floor where you would be welcomed by a doorman working 24/7. *Mia Dorćol* is an all-day functional building and it is equipped with video recording sistem.

Although the building is located in the center of town, it is situated in the most quiet part of Dorćol. Thus, the noise will never be a problem for you, especially because the building is more acoustically isolated than it should be.





ENTERIJER ULAZNOG DELA
INTERIOR OF LOBY



KORIŠĆENI MATERIJALI I TEHNIKE

materials and techniques that were used

Enterijer poslovnog objekta *mia Dorćol* je inspirisan nekadašnjom industrijsko-trgovinskom zonom Dorćola. Pa tako preovlađuje natur beton, tamna opeka, masivan crni kamen, rdja... Zidovi su obrađeni posebnom vrstom tehnike kako bi se dodatno postigao željeni efekat sirovog. Ono što doprinosi posebnoj atmosferi objekta je zelenilo, kako na fasadi (*Juniperus squamata old gold*) tako i unutar objekta. Vertikalna bašta u prizemlju objekta i visoke biljke po spratovima čine objekat prijatnijim. Sve je rađeno po meri i posebno namenjeno baš ovom objektu, od specijalnih obrada za vrata liftova do rasvetnih tela i nameštaja u holu. Kompletan spoljni stolarija je rađena od belgijskih profila vrhunskog kvaliteta. Klijenti bi imali slobodu da sami organizuju enterijer svojih kancelarija uz sugestiju naših arhitekata ako je potrebno. Podovi su na svim spratovima dupli (podignuti), zatim prekriveni završnom oblogom - heuga.

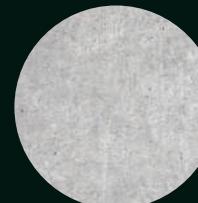
Interior of the building *mia Dorćol* is inspired by the former industrial and trading role of Dorćol. Given this, the building is mostly designed with fair-faced concrete, dark bricks, heavy black stone, rust ... The walls are treated with special techniques in order to further achieve the desired effect of crude.

Something that further contributes to the special atmosphere of the building are plants, not only on the facade (*Juniperus squamata old gold*) but also inside the building. Green wall on ground floor and vertical plants on other floors make this building more comfortable.

Everything was specially designed for this concepts, from door masks for elevators to lighting and the furniture in the lobby. External doors and windows are made from the highest quality Belgian profiles and triple glazed windows. Every client will have freedom to design its own floor and if needed suggestions from our architects could be made. All the floor coverings on all tiers are made to be double and after that they are covered with finishing coating - heuga.



opeka
bricks



natur beton
fair-faced concrete



nero zimbabwe
granite



drveni zid
wooden wall



zeleni zid
green wall



ENTERIJER ULAZNOG DELA
INTERIOR OF LOBY

Površina tipskog sprata iznosi **CCA 380m²**.

Ceo sprat se može podeliti na dva približno jednaka dela ili može ostati jedinstven prostor.

Dalje se prostor može organizovati prema potrebama klijenata kao open space ili se može podeliti na kancelarije.

Svi prozori objekta osim ugaonih se mogu normalno otvarati tako da je prirodna ventilacija prostora omogućena u svakom trenutku.

U zavisnosti od organizacije prostora podne radne utičnice se mogu postaviti uz svako radno mesto.

Na svakom spratu se nalazi 4 terase sa postavljenim dekingom na kojima ćete moći da provodite vaše pauze.

Area of a typical floor is **CCA 380m²**. It can be divided into two approximately equal parts or it can be left like one space. Further, the space can be organized according to the needs of the client into different offices or it can be used as open space.

All windows of the building can be normally used and opened except the window on the angle. This provides natural ventilation at any time. Depending on the floor organization sockets can be installed in the double floor covering near every working place.

On every tier there are four balconies covered with decking, where you will be able to spend your time during a break.

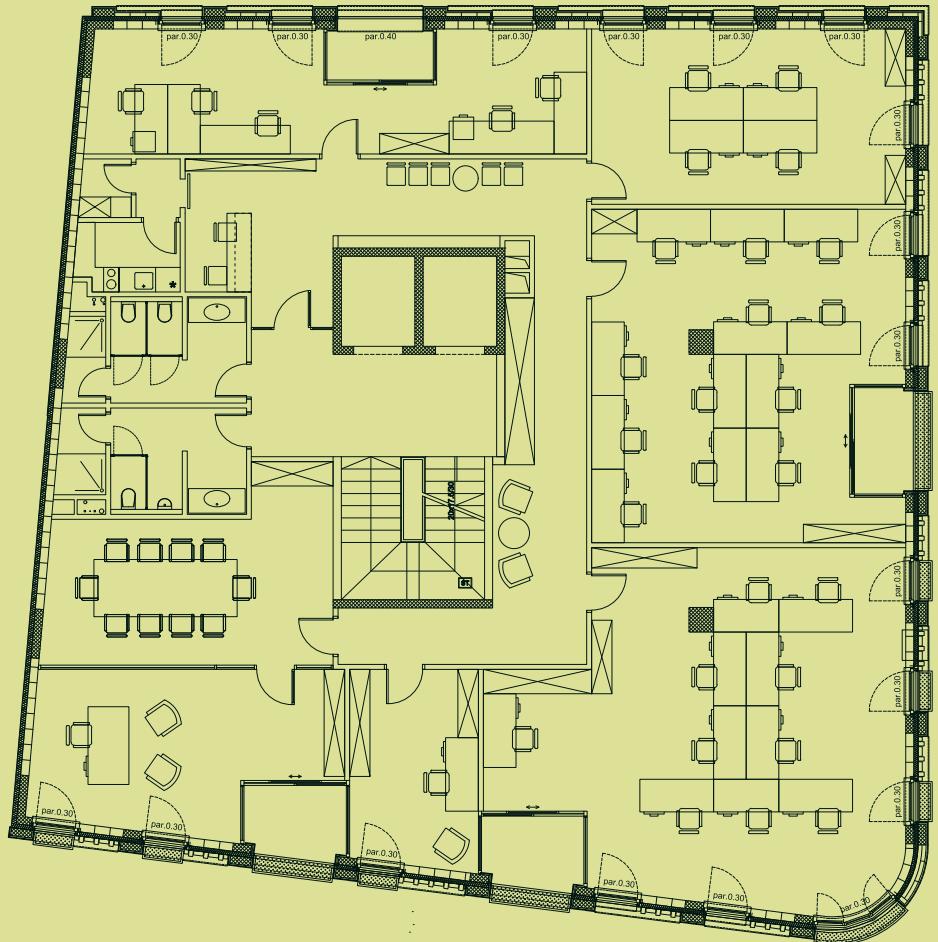
OSNOVA TIPSKOG SPRATA
TYPICAL FLOOR PLAN



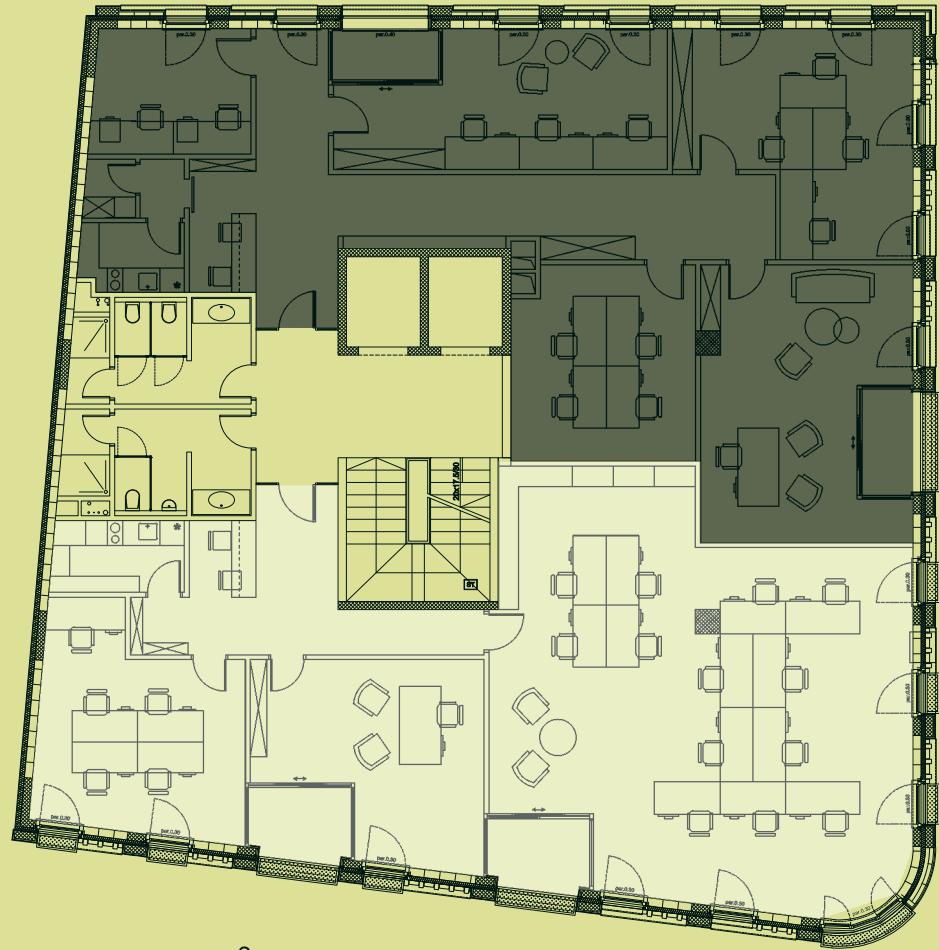


ZAJEDNIČKI PROSTOR TIPSKOG SPRATA
COMMON SPACE OF TYPICAL FLOOR





P cca 380m²



■ P cca 190m²
■ P cca 190m²

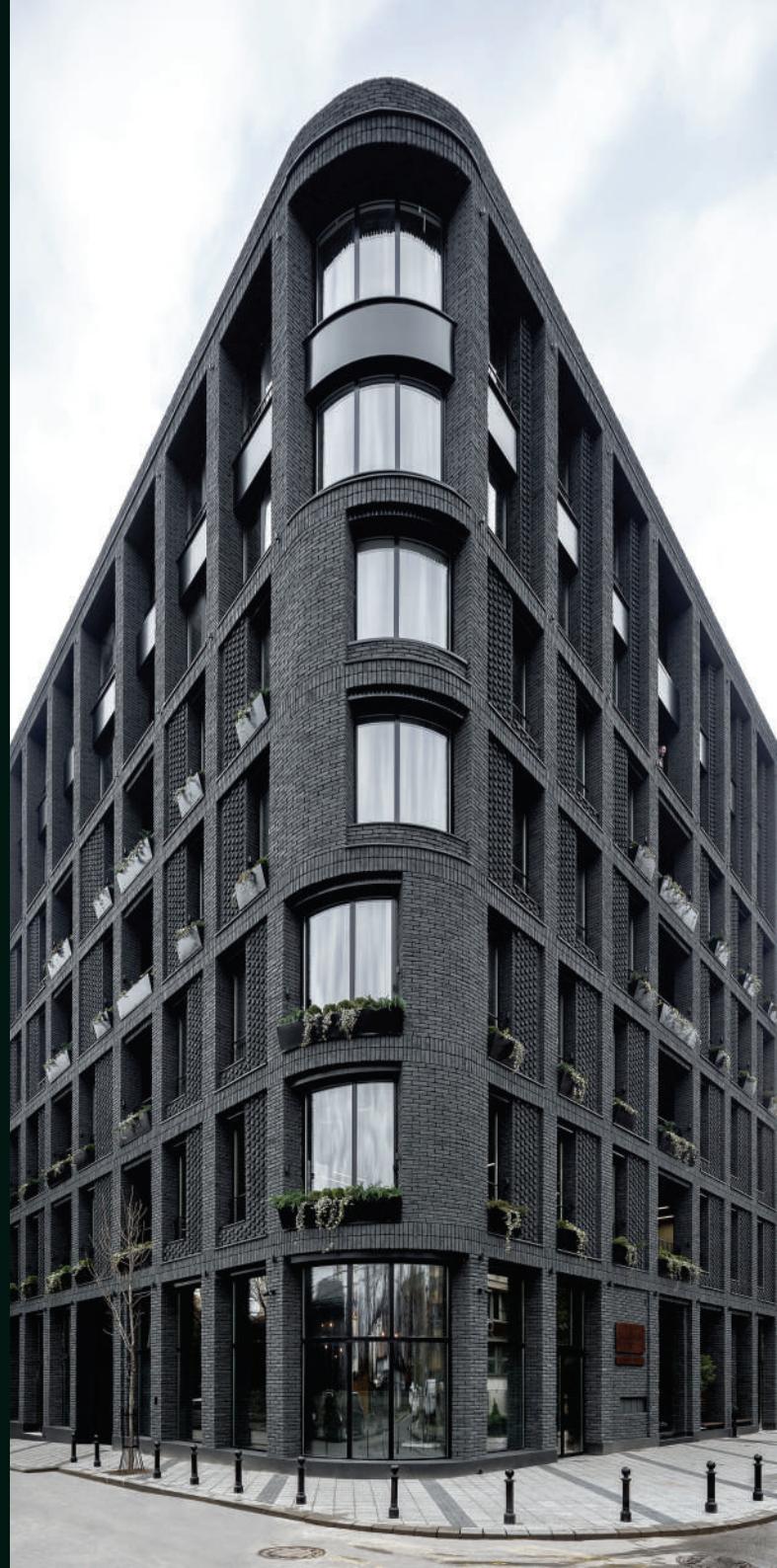


PRIMER UREĐENJA POSLOVNOG PROSTORA
EXAMPLE OF ALREADY FINISHED OFFICE SPACE



Poslovni objekat *mis Dorćol*

Office building *mis Dorćol*

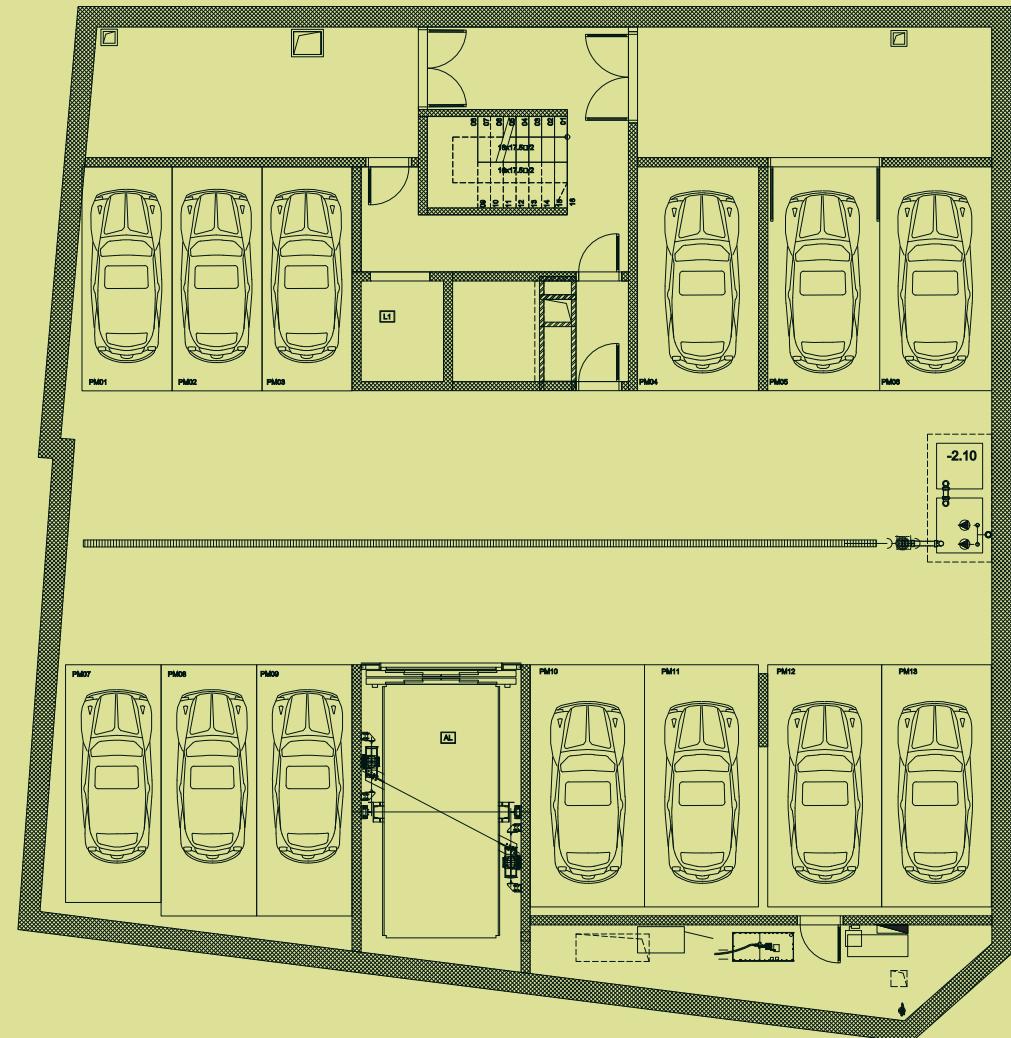


PLAN GARAŽE
GARAGE PLAN

Dve podzemne etaže su namenjene za parking korisnika objekta. Ukupno ima 27 parking mesta. Objekat se nalazi u trećoj zoni, pa je automobile moguće parkirati i van objekta.

The two underground levels are designed as parking garages. There are totally 27 parking places.

Mia Dorćol is located in the third zone of the city, and thus you will be able also to park outside of the building as well.



mia Dorćol Vas čeka!

mia Dorćol is waiting for you!

