

DUONOS
KOLNAS

INSPIRING ARCHITECTURE –
FOR MODERN LIVING

Coordinator

DUONOS
new unique modern original

Project architects

| UAB ARCHITEKTŲ BIURAS G.NATKEVIČIUS IR PARTNERIAI |

Project development

B O L D S
PROPERTY PARTNERS







EXCEPTIONAL IDEAS

The uniqueness of the architecture is defined by the orientation of the house floors in different directions – the rotation of the first and second floors relative to each other not only gives unique shapes to the house but also opens up the most beautiful views through the windows while preserving the privacy of the interior spaces. The recurring round shapes throughout the project create a sense of lightness, coziness, and an unconventional home layout, fitting perfectly into the oval shape of the plot. Carports, retaining concrete walls, stairs, and other details located on the plot blend into the architectural whole, complementing and not overshadowing the houses themselves.



MATERIALS

The chosen materiality underlines the architectural concept of the homes – a combination of concrete, aluminum, and wood. Every detail creates a sense of quality in the project's exterior: the window system is an aluminum structure based on durability, the façade finish – clinker bricks, tested by natural contrasts, the outdoor terrace – wood, very familiar to every local. Aluminum and glass façade system ALUPROF MB-SR50N EFEKT: aluminum profiles, openings, and mounting details are designed and manufactured in the factory; on the construction site, the façade is only assembled.

CONCEPT

Houses with an exceptional exterior and a special character – the axis around which the project's concept revolves. Duonos Kalno Street and the organically formed sloping plot, resembling a loaf of bread in shape, inspired the unique house form and the non-standard layout of the homes according to the plot's terrain. The project seeks to combine the main elements of a quality home – privacy, functional layout, a sense of space, contemporary design, and comfort.



Glazing – structural type: gaps between the glass are filled with silicone, no glass pressure caps are used, thus creating the appearance of a seamless surface. The main entrance doors and windows are designed from the ALUPROF MB-86N system, and the sliding doors to the terrace from the ALUPROF MB-77HS system.

The sliding doors are equipped with burglary protection, limited ability to open them from the outside, and the warmest SI versions of the systems are chosen to achieve maximum thermal resistance of windows and doors. All operable parts in the façade will also be installed without using façade caps, to maintain a seamless surface.

Each house's curved shapes and smooth façade junctions, façade end elements are atypical and tailored only to this building. To ensure aesthetic uniformity and consistency of transparent and opaque glass zones, the painted surface of the glass unit in the opaque ceiling zones was transferred to the inner glass plane to create a uniform reflection.





LOCATION

In Vilnius, on Duonos Kalno Street, an individual house quarter stands out not only for its sloped terrain and architecture but also for its convenient location. A resident of the quarter will be able to reach their home by three different paved roads – via the Vilnius Western Bypass, Ukmergės Street, or from the Visoriai side. Fast and convenient transport accessibility – a great advantage for the active city dweller.

A few minutes by car to shopping centers and stores, private kindergartens are nearby. Right here – Visoriai Forest Park with walking trails for your active leisure time.

ARCHITECT'S WORD

”

It was desired to emphasize and complement the expressive relief of the plot with buildings of exceptional yet minimalist architecture. The composition of two rotated volumes creates many new perspectives and intrigues, without burdening the space with unnecessary details or decoration. In the dense natural surroundings, the simplicity of thought and composition helps balance and enrich it



Dominykas Kalmatavičius



Gintautas Natkevičius

























FIRST STAGE

NO.	HOUSE AREA	PLOT SIZE
#1	176,28 m ²	8,60 a
#2	176,28 m ²	9,00 a
#3	176,28 m ²	9,50 a
#4	176,28 m ²	10,45 a

NO.	HOUSE AREA	PLOT SIZE
#5	176,28 m ²	9,78 a
#6	176,28 m ²	9,74 a
#7	176,28 m ²	10,23 a
#8	176,28 m ²	12,60 a

SECOND STAGE

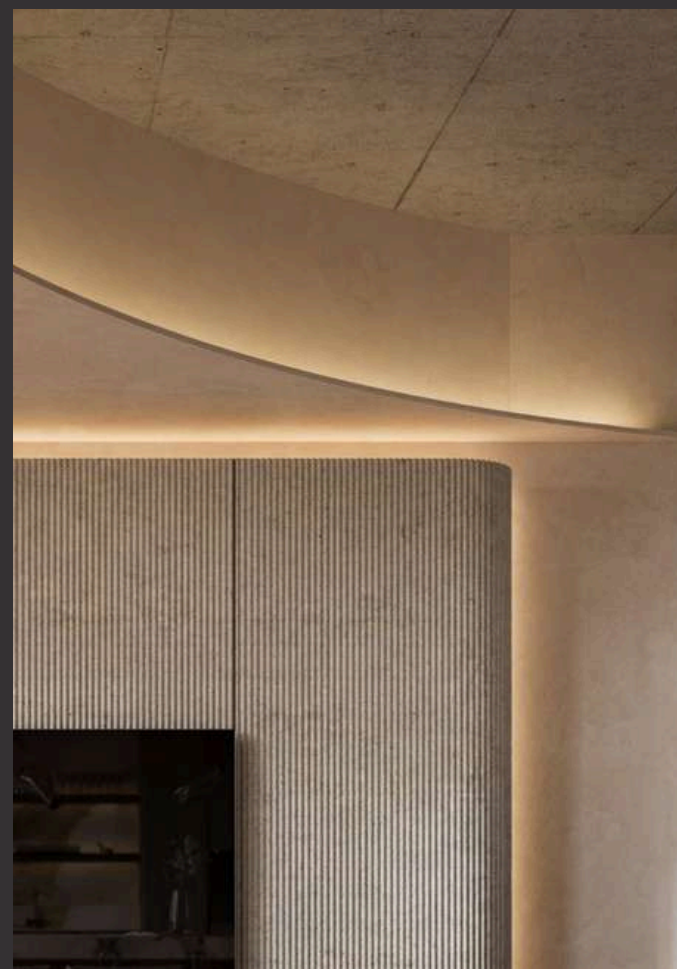
LEGEND

-  PLOT BOUNDARY
-  ADJACENT PLOT BOUNDARY
-  ENTRANCE TO THE BUILDING
-  DRIVEWAY INTO THE PLOT
-  EXISTING DUONOS KALNO ST.
-  CANTILEVERED (HANGING) PARTS OF THE DESIGNED BUILDING
-  RETAINING WALL
-  CONCRETE PAVING STONE SURFACE (DRIVEWAYS, PATHS, AND SITES)
-  GRASSED CONCRETE PAVING STONE SURFACE
-  WOODEN TERRACE
-  CAR PARKING SPACE
-  DRAINING WASHED STONE STRIP
-  NEWLY FORMED CONTOUR LINES OF THE TERRAIN
-  GREEN AREAS – LAWN AND PLANTINGS
-  HORNBEAM HEDGE
-  EXISTING TREES
-  SLIDING SIDWAYS AUTOMATIC STEEL GATES (SOLID ALUMINUM SHEET/CASSETTE PANELS, POWDER-COATED, RAL 7021)
-  SOLID, LOCKABLE GATES POWDER-COATED (COLOR RAL 7021)
-  TRANSPARENT SEGMENTED FENCE (TRANSPARENCY >50%) COLOR RAL 7021, FENCE HEIGHT = 1.8 M
-  TRANSPARENT FENCE (TRANSPARENCY >50%) WITH 40x40 mm STEEL POSTS (POWDER-COATED, RAL 7021), FENCE HEIGHT = 1.2 M





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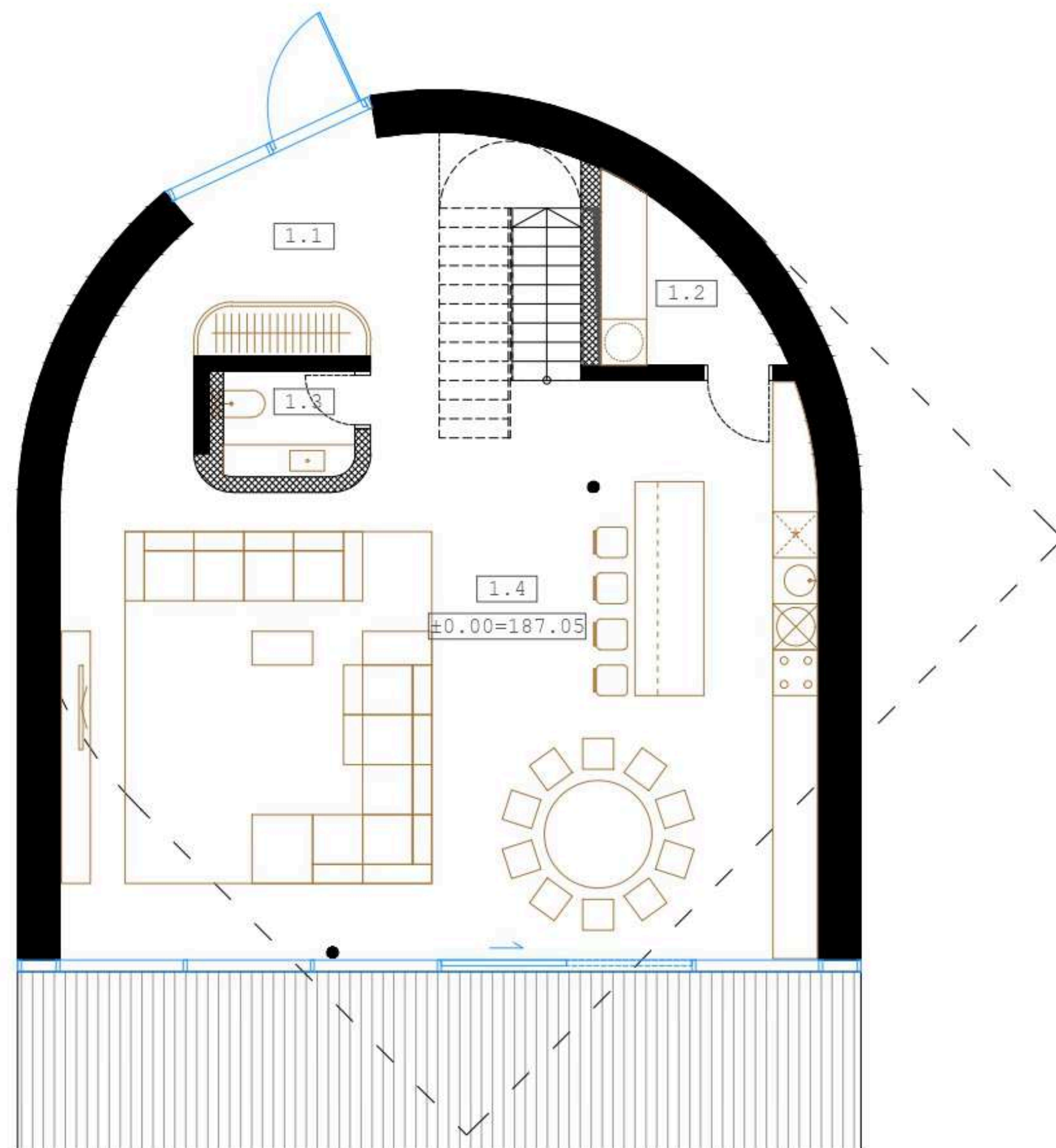


1 / 4 / 5 / 6

HOUSE PLANS

FIRST FLOOR

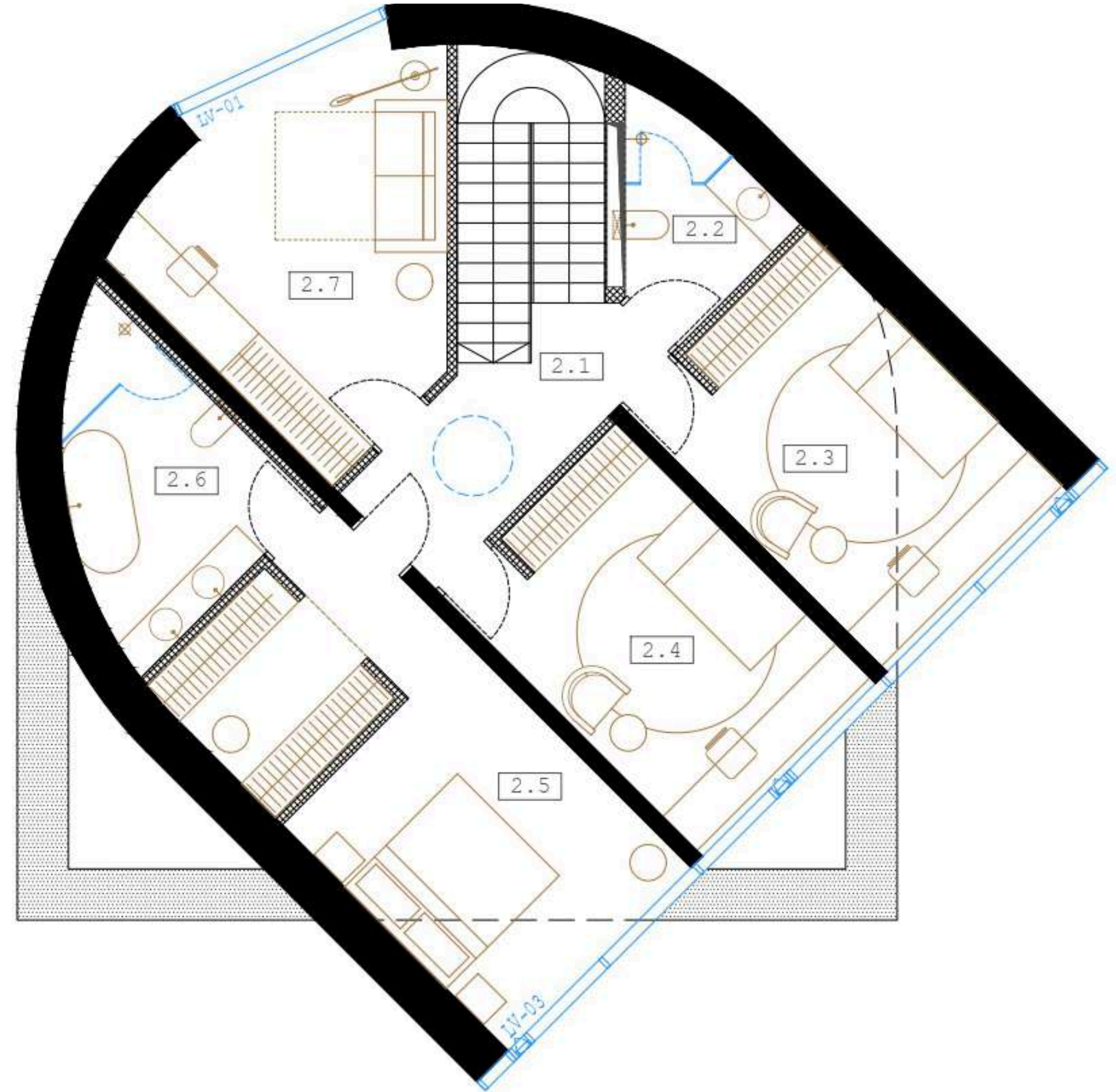
NO.	ROOM	AREA M ²
1.1	Hall	15,44
1.2	Utility room	3,95
1.3	Sanitary unit	2,40
1.4	Living room, dining room, kitchen	70,40
	Total floor area	92,19



1 / 4 / 5 / 6
HOUSE PLANS

SECOND FLOOR

NO.	ROOM	AREA M ²
2.1	Corridor	6,44
2.2	Bathroom	4,23
2.3	Bedroom	14,87
2.4	Bedroom	14,25
2.5	Bedroom with walk-in closet	20,20
2.6	Bathroom	8,50
2.7	Work room	15,60
	Total floor area	84,09

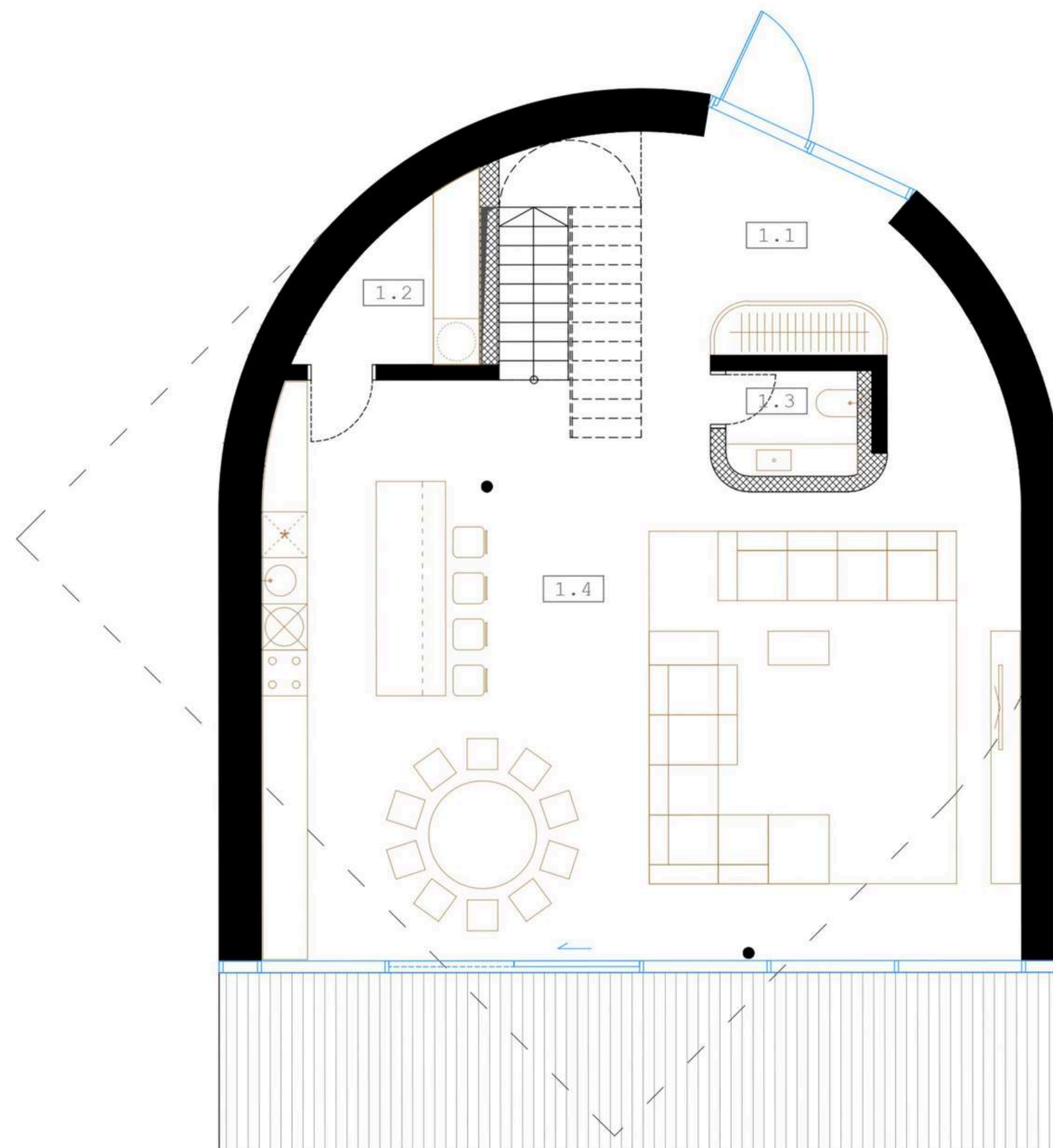


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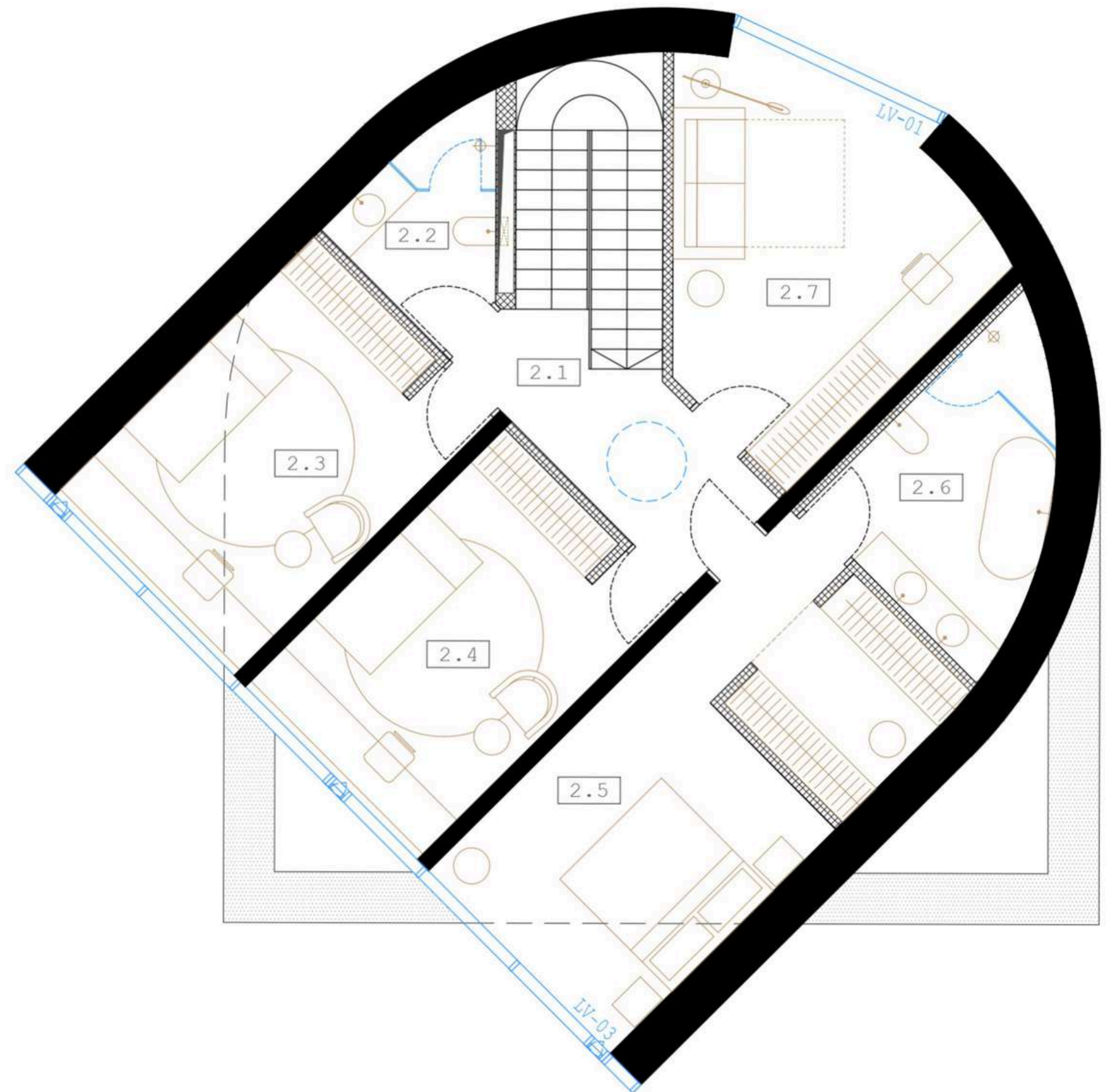
HOUSE PLANS

FIRST FLOOR

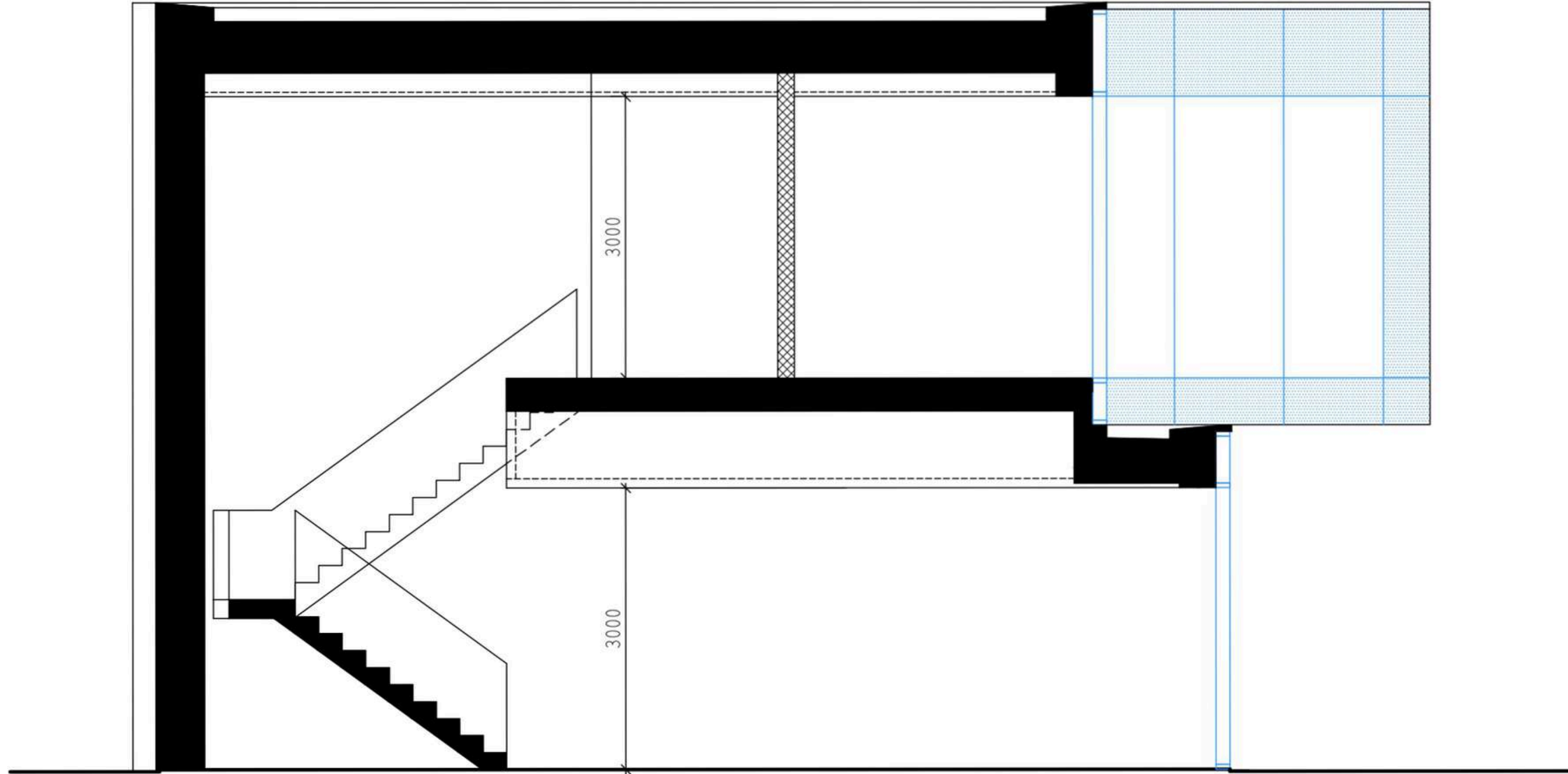
NO.	ROOM	AREA M ²
1.1	Hall	15,44
1.2	Utility room	3,95
1.3	Sanitary unit	2,40
1.4	Living room, dining room, kitchen	70,40
	Total floor area	92,19



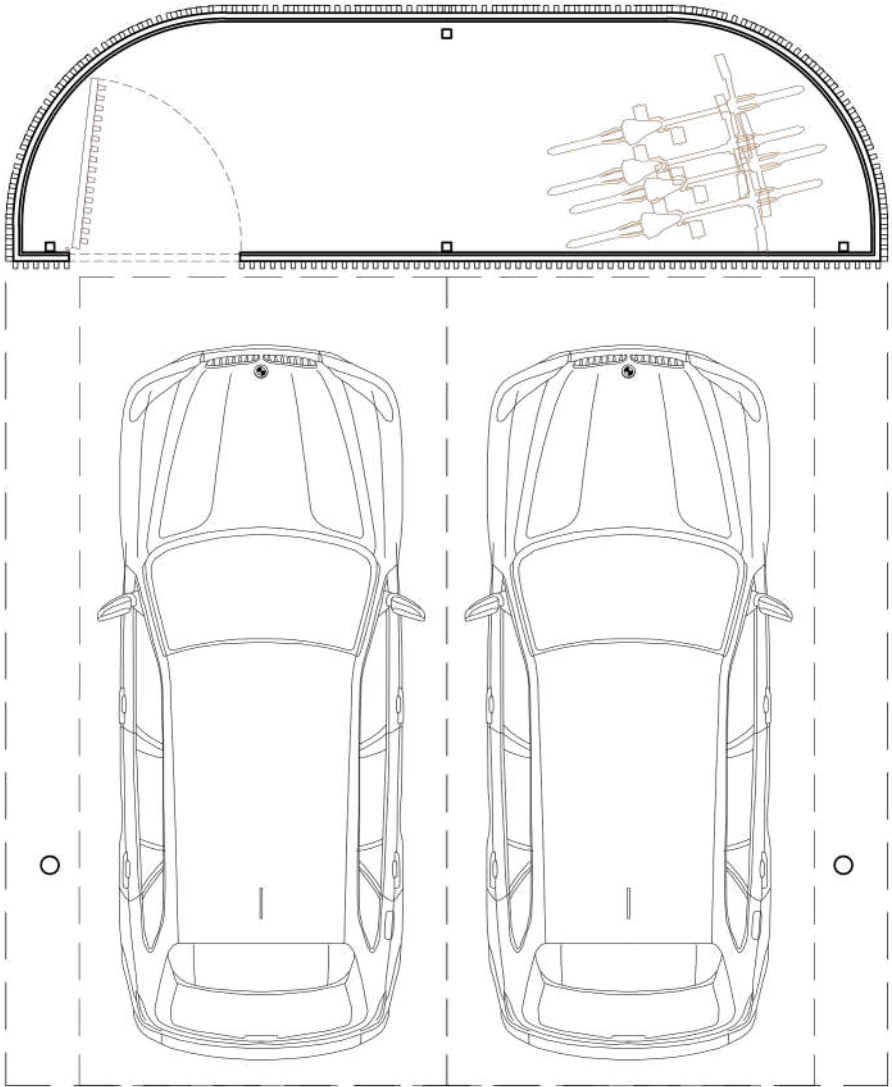
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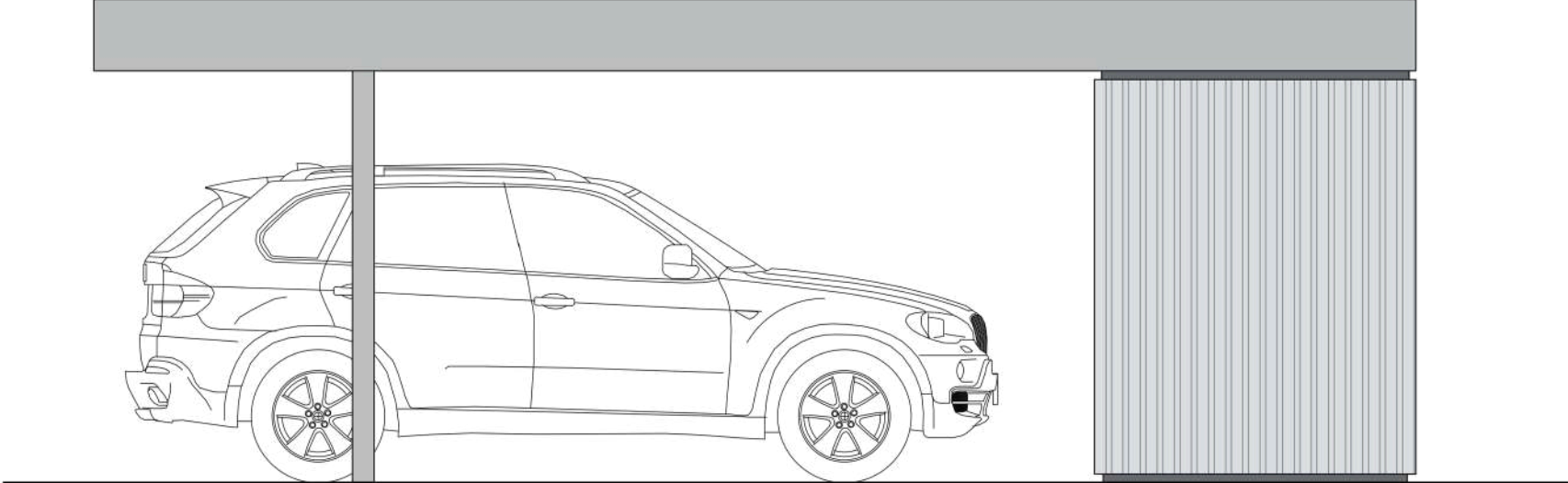
SECTION



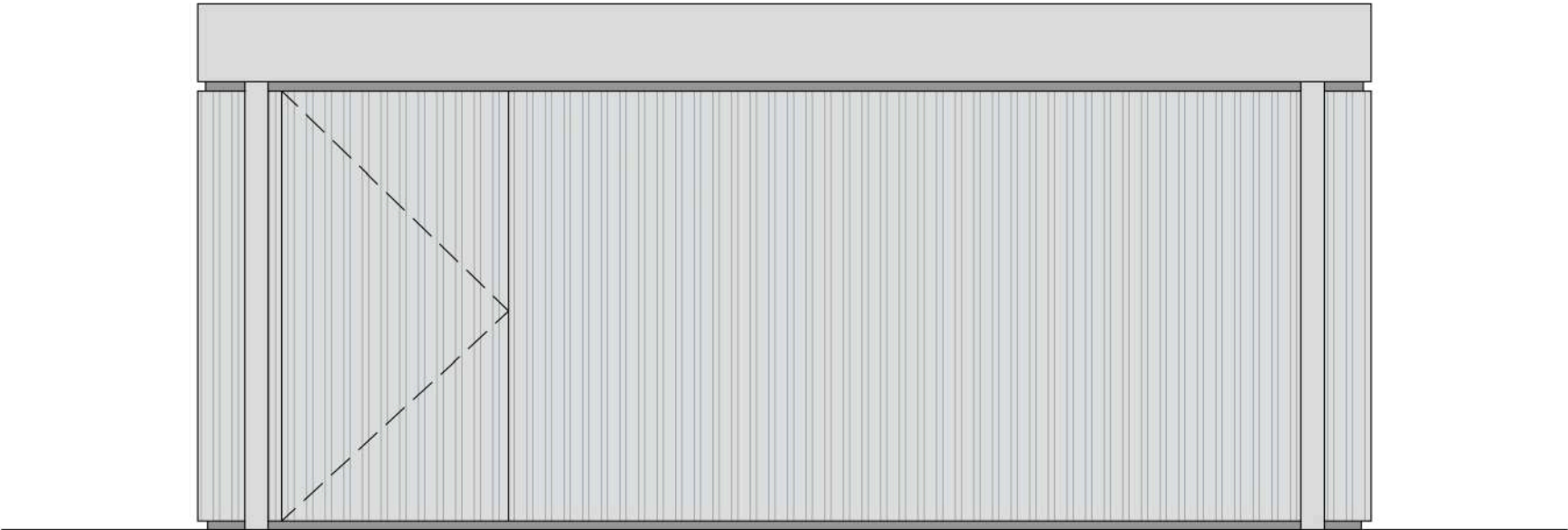
CARPORT / OUTDOOR CANOPY



PLAN



SIDE VIEW



FRONT VIEW

FINISH LEVEL I

FOUNDATIONS

Bored piles, monolithic grillage. Insulated with expanded polystyrene boards.

FLOORS

Compacted sand and concrete mix (base floor).

WALLS AND PARTITION

Load-bearing structures of the building made of monolithic reinforced concrete and silicate block masonry. External enclosures insulated with expanded polystyrene; for façade insulation, an advanced external thermal insulation system "Ceresit Ceretherm Ceramic" was selected.

INTERNAL PARTITION

Load-bearing internal enclosures made of monolithic reinforced concrete.

FAÇADE

Insulated with expanded polystyrene boards, clad with clinker tiles. "Wienerberger" façade bricks "TERCA Tulus Tan Grijs ECO RF", unpolished, matte, with unique structure, hand-molded.

WINDOWS AND DOORS

Aluminum and glass façade system ALUPROF MB-SR50N EFEKT; main entrance doors and windows from ALUPROF MB-86N system; sliding terrace doors from ALUPROF MB-77HS system. Sliding doors equipped with anti-burglary protection. For maximum thermal resistance of windows and doors, the warmest SI versions of the systems were selected.

ROOF

Monolithic reinforced concrete slab, insulated with expanded polystyrene boards, covering – welded bitumen. Parapets – silicate block masonry, insulated with expanded polystyrene boards.

SURROUNDINGS

Paved area near the house with concrete pavers. The territory is landscaped: yard lighting installed, topsoil leveled, rolled lawn laid, irrigation system installed.



FENCE, GATES, AND GATEWAYS

Internal plot boundaries formed with greenery; around the external perimeter of the quarter – segmented fencing with greenery.

WATER SUPPLY

Connected to city centralized networks, brought into the house.

CARPORT

Metal structure carport for 2 cars with outdoor storage room.

ELECTRICITY

22 kW, three-phase connection. Electricity brought to the main distribution panel and approved by ESO. Connection to the house – AL5x16 mm cable. Prepared for the installation of an electric vehicle charging station.

PARKING SPACES

The house includes a carport for 2 cars. Additional parking space next to the house.

COMMON USE AREA

Automatic entrance gates to the territory with electric drive, pedestrian gate with video intercom. Integrated mailboxes. Access road paved with concrete pavers and equipped with lighting. Yard lighting installed.

TERRACE

Bored piles and prefabricated frame, covered with wooden decking. Terrace boards – thermowood decking boards.

RAINWATER DRAINAGE

Local rainwater collection and infiltration system.

BOREHOLES

Geothermal boreholes installed on the plot – inlets led into the boiler room.

FINISH LEVEL II

In addition to Level I finish, you also receive:

FLOORS

On the ground floor, insulated with 300 mm thick polystyrene boards and concreted with 70 mm screed with plasticizer for underfloor heating. The second floor slab is covered with a 40 mm leveling layer, 20 mm mineral wool, and concreted with a 70 mm screed with plasticizer.

PARTITIONS

All internal plasterboard partitions, as specified in the project, are installed in two layers.

ALARM SYSTEM INSTALLATION

Protective and fire alarm system is installed with motion and smoke detectors, with the possibility to connect to a security company (cabling works). There is also the possibility to install a video surveillance system according to an agreed project.

INTERNAL PLASTERING

Interior walls are plastered.

INTERNAL PLUMBING

Manifold water supply system; outlets for all sanitary appliances are installed. Wastewater piping is led to each sanitary appliance and air conditioners.

HEATING/COOLING AND VENTILATION

Geothermal heating/cooling system, heat pump with integrated boiler for hot water preparation. Underfloor heating is routed in all rooms, and heating system manifolds are installed. Ventilation system is routed; preparation for heat recovery unit installation. Outlets for fan coil units are installed in rooms.

INTERNAL ELECTRICITY AND LOW VOLTAGE

Main switchboard with automatic circuit breakers is installed, sockets, switches, and TV outlets are installed. Cables are routed, boxes for sockets, switches, computer network, and TV are mounted, resistance measurements are performed, and the work is approved by the State Energy Inspectorate. Cables for sockets – CU3x2.5 mm, cables for lighting – CU3x1.5 mm, electric stove – CU5x2.5 mm, internet cable – CAT 6.

PLUMBING









Manifold water supply system; outlets for all sanitary appliances are installed. Wastewater piping is led to each sanitary appliance and air conditioners.

INTERNAL WINDOW REVEAL INSULATION

Additional insulation of internal window reveals with extruded polystyrene boards.



STEPS OF THE PURCHASE PROCESS

-  House viewing/meeting to present the project at our office.
-  A specific house is selected. If planning to purchase with a housing loan, it is recommended at this stage to preliminarily check financial possibilities. We cooperate with banks, we have partner codes that offer faster service and discounts.
-  After discussing the terms, a preliminary purchase-sale agreement is signed.
-  A 10% advance payment is made.
-  The house is constructed and registered with 80% completion.
-  If the property is purchased with a bank loan, a valuation is ordered (the service is paid by the buyer). Required documents are obtained from financing institutions.
-  Signing of the notarial agreement and handover of keys.
-  If there is a need to sell your current home, we provide the corresponding services. By choosing us, your home exchange process will go smoothly, as we can efficiently coordinate moving dates, financial matters, and other related processes.

B O L D S

PROPERTY PARTNERS

A dynamic real estate development company in Lithuania, specializing in innovative and contemporary commercial projects. Bolds Property Partners is known for its expertise in consolidating and transforming urban spaces, offering strategic solutions for businesses seeking expansion. Their projects emphasize functionality, flexibility, and sustainable growth, making the company a reliable partner for real estate investments.

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Specializes in modern residential, commercial, and public building projects. The company is known for its innovative solutions and high architectural quality, for which it has received many awards. Their projects stand out for their functionality, contemporary design, and harmonious integration into the environment. The office is appreciated for its creativity and attention to detail, and its work is recognized both in Lithuania and internationally.

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A residential and hospitality architecture and design firm combining a flawless understanding of functionality with a subtle sense of aesthetics. Today, the YES team is successfully expanding and increasing its scope of activity, offering a unique combination of functional design, brand creation, and marketing experience, helping clients create the right atmosphere to match their needs or lifestyle.

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