



UNIKO REAL ESTATE DEVELOPER

INDUSTRIALISATION AND PREFABRICATION IN CONSTRUCTION: INCREASING EFFICIENCY, QUALITY AND SPEED

Jan Ratej, Uniko

ABOUT US



UNIKO REAL ESTATE DEVELOPER

More than 30 years of experience in real estate development, united under one roof. Our comprehensive services transform the complex into manageable — and reliable.

ONE TEAM, ALL PHASES

ABOUT US – FINISHED PROJECTS



SITULA
BUSINESS-POSLOVNI
CENTER

Business premises
12.000 m²
30m €
2024



TISKARNA
TRGOVSKO-POSLOVNI
CENTER

Business premises + garage
12.000 m² incl. garage
17m €
2025

ABOUT US – FINISHED PROJECTS



LAGOM
ČRNUŠKI BAJER

Črnuški bajeř Phase 1
150 apartments + 11 JSS MOL
37m €
2024



Črnuški bajeř Phase 2
100 apartments
33 m €
2025

Parmova – Phase 1

153 Apartments + 6 Business

52 m €



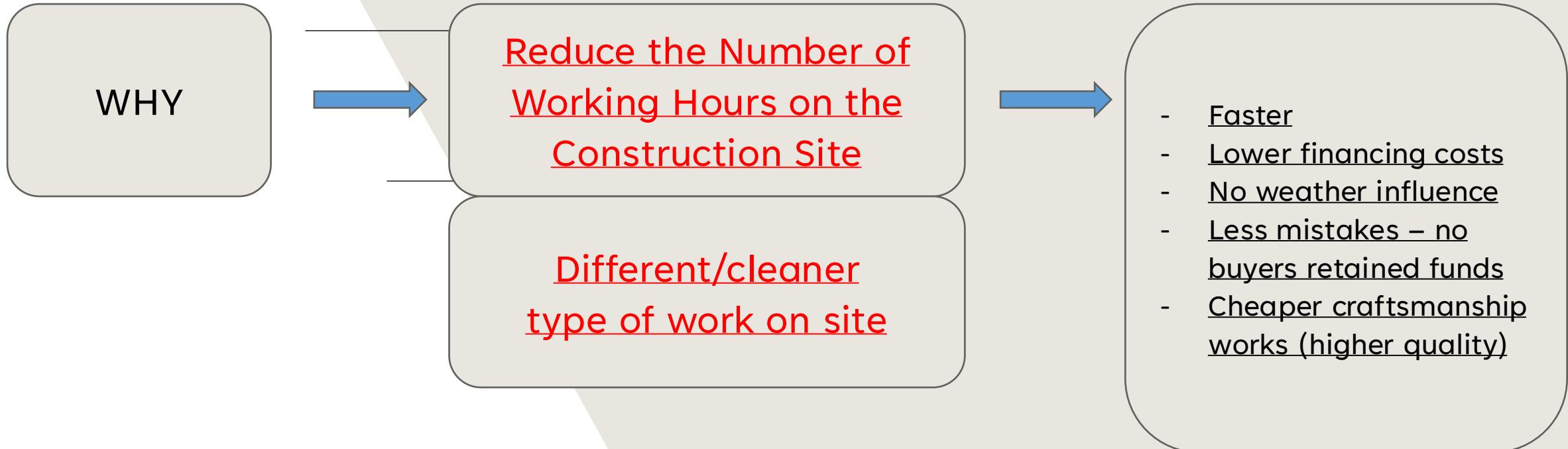
Stara Tiskarna

252 Apartments + 8 Business

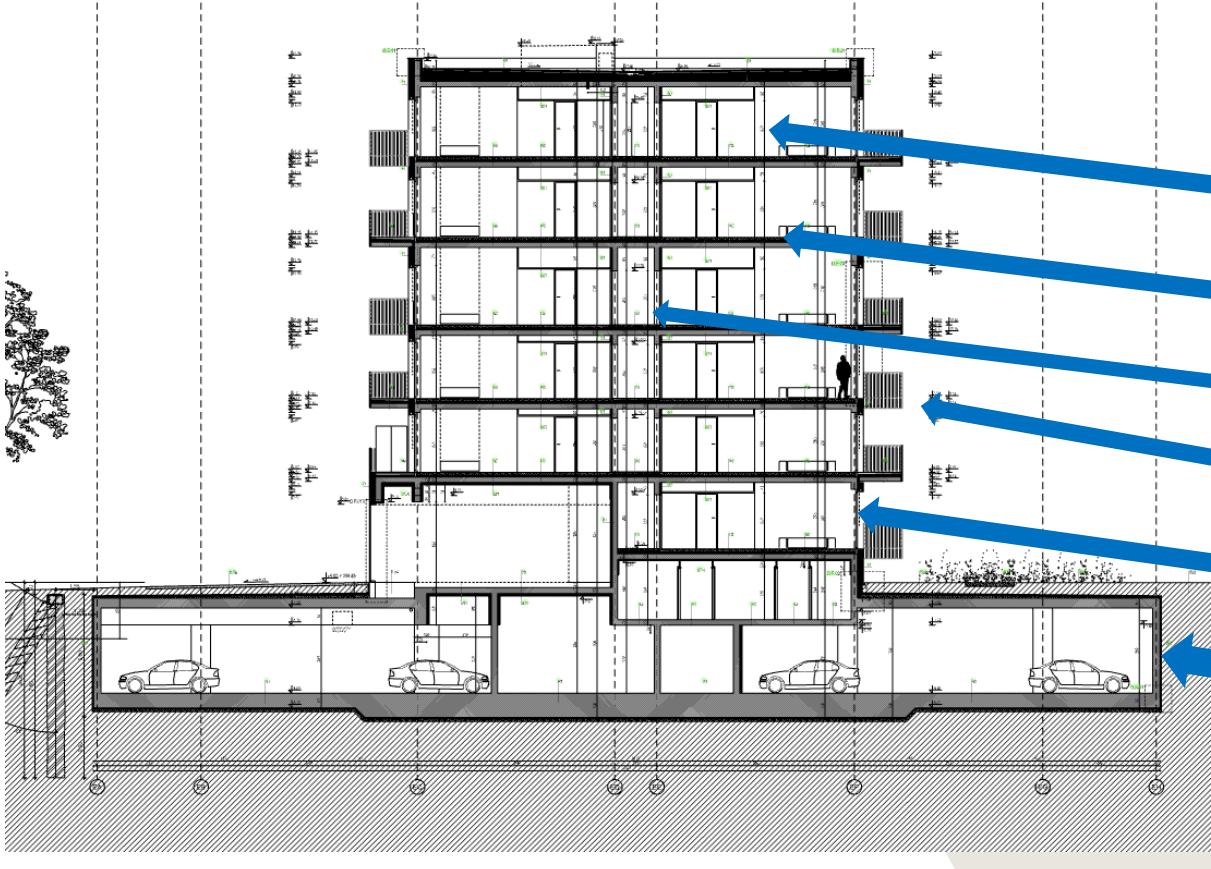
98 m €



PROJECTS IN PROGRESS



WHY PREFABRICATION – FROM AN INVESTOR'S PERSPECTIVE



PREFABRICATED

- Concrete bathroom pods (2 types)
- Concrete slabs - all (bubble slab)
- Concrete installation shafts
- Concrete balconies + fences (2 types)
- 2 types of windows
- Concrete walls (underground)

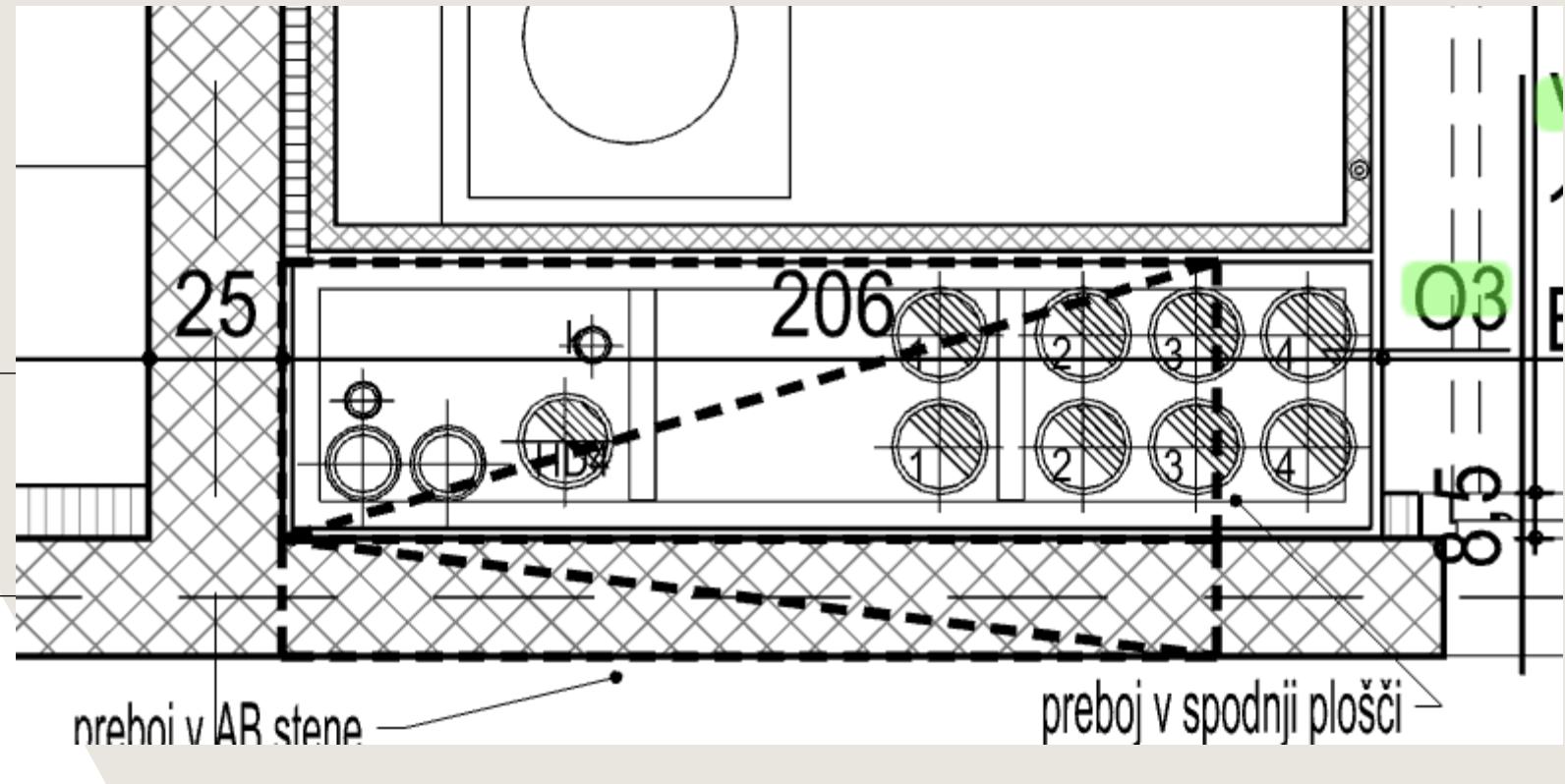
PROJECT EXAMPLE



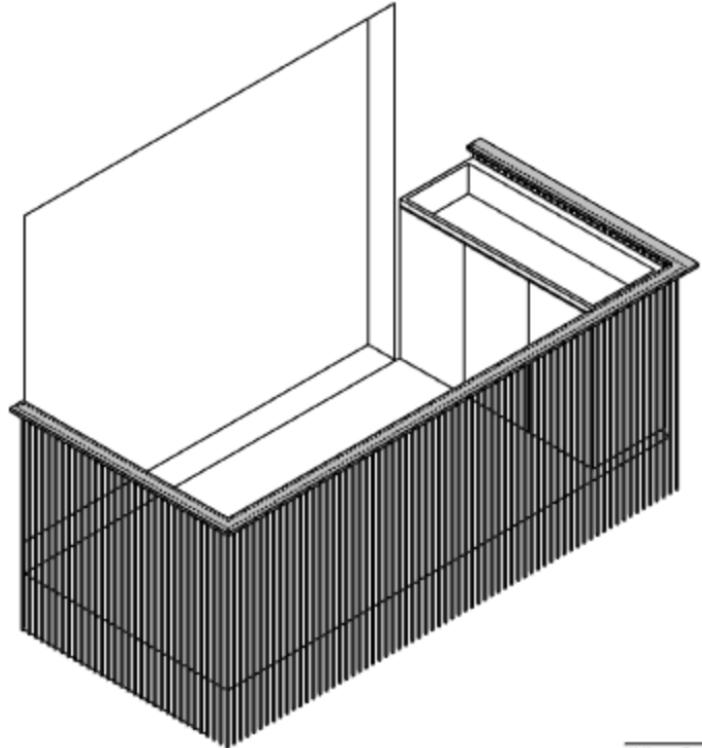
PROJECT EXAMPLE – BATROOM PODS



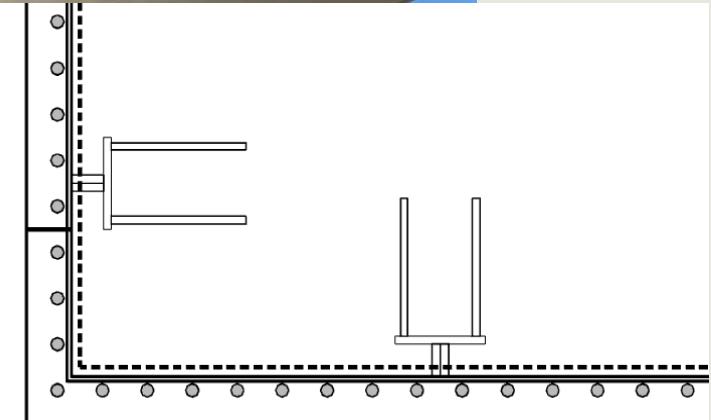
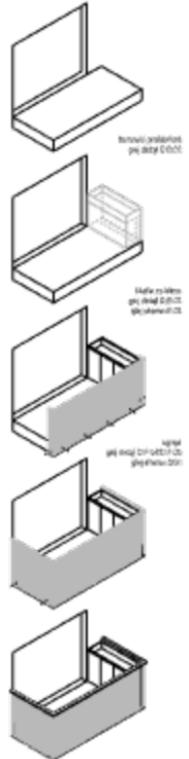
PROJECT EXAMPLE – CONCRETE SLABS



PROJECT EXAMPLE – INSTALLATION SHAFTS



objekt	Parmaa	vorla. projekta	PO	maurile	120
raute	thema balkon				
W. projekta	254-22	datum	april 2024	W. mõõt	0.8x1



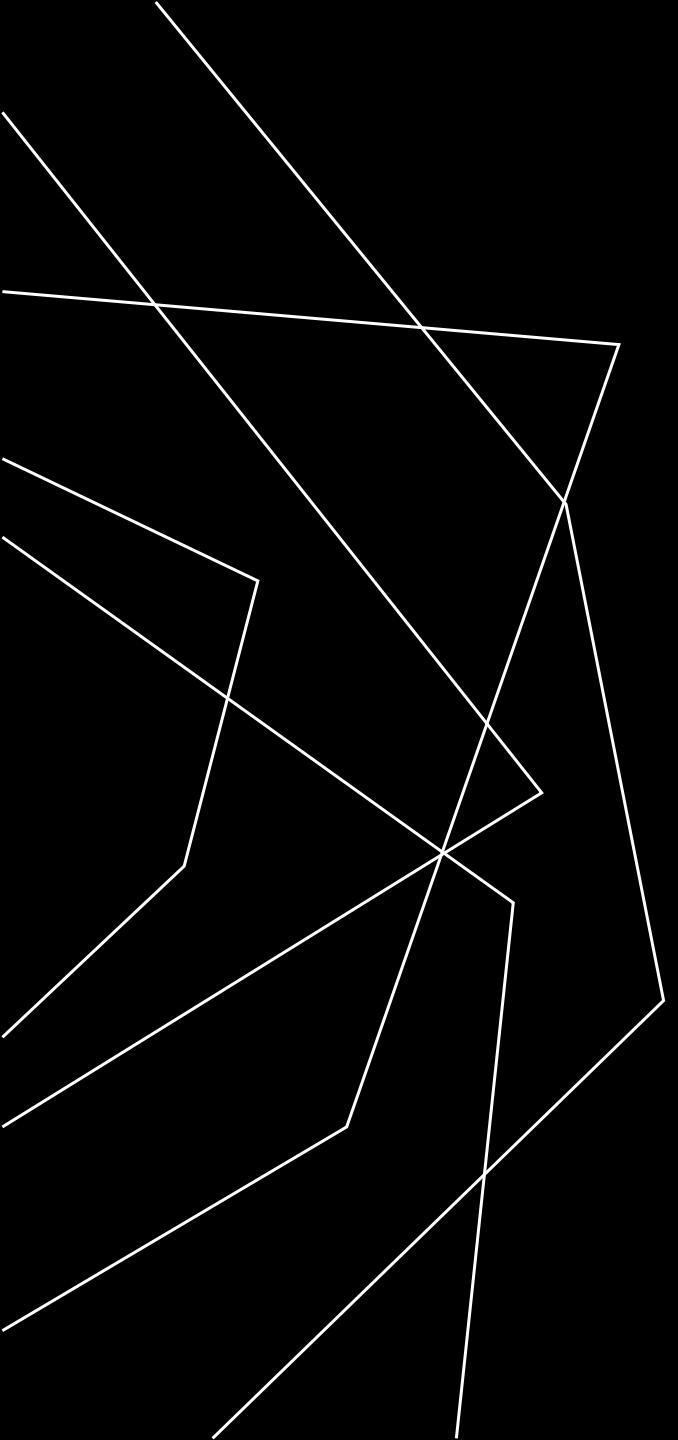
PROJECT EXAMPLE – BALCONIES + FENCES



PROJECT EXAMPLE – UNDERGROUND WALLS

- Companies with high human capital (current main contractors) are generally against
 - o Prefabrication reduces their income
- On site labour is not educated (installers and engineers)
 - o Advantages of prefabrication are not fully utilized
- Lack of productions nearby
 - o Transportation costs strongly influence final feasibility of prefabrication. Limited by size
- Buyers' Perception
 - o Prefabrication Is Often Associated with Lower Quality

CHALLENGES



THANK YOU

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