

CONSTRUCTION SYSTEM

The building is designed mainly as a monolithic reinforced concrete wall system in combination with reinforced concrete ceiling slabs.

CONSTRUCTION PARTITIONS

Separating walls: sandwich walls made of reinforced concrete or masonry core covered on both sides with plasterboard pre-walls with sound insulation.
Interior walls: plastered brick ceramic partitions.

CLEAR HEIGHT IN FLAT

In the living area there is an above-standard clear height of 290 cm.

SURFACE TREATMENT OF WALLS, CEILINGS, AND SUSPENDED CEILINGS

Walls: Smooth plasterboard with double-coat abrasion-resistant white paint is used for masonry walls. Plasterboard walls and walls have double-coat abrasion-resistant coating white paint.
Ceilings: In rooms such as the hall, toilet, bathroom, and pantry, the plasterboard ceiling has double-coat abrasion-resistant white paint.

FACADE

The facade is a combination of ventilated metal and exposed concrete. Window panels are aluminum or wooden, mostly designed as sliding HS portals. All windows have insulating triple glazing.

EXTERIOR SHADING

Flat standard equipment includes exterior shading - textile blinds mounted in guide rails with increased wind resistance, with wall-mounted controls. Recessed floor terrace has shading provided by way of an aluminum frame construction, adapted to utilize various shading means (lamelle, fabric, etc.).

HEATING AND PREPARATION OF DOMESTIC HOT WATER (DHW)

The central heat source for the apartment building is an in-building boiler room. From the boiler room, distributions to individual flats are via the residential heat exchanger station (BVS). BVS provides the autonomous measurement of heat consumption, regulation of heating water temperature according to the set temperature in the reference room, and DHW heating. Consumption of heat, hot water, and drinking water is measured by meters with radio readout located in flats. Each flat has independent measuring. Room temperature control is provided by room thermostats. All rooms have underfloor heating. Bathrooms also have an electric ladder radiator regulated with a thermostatic head. Each living room has a thermostat to set the required temperature (heating, cooling).

VENTILATION

Fresh air supply to living rooms is ensured by vacuum ventilation - fresh air is drawn in through the facade. Air extraction is provided in kitchens, bathrooms, laundry rooms, and separate toilets. Ventilation ensures hygienic minimal air exchange. In bathrooms and toilets, ventilation increases when light is turned on. Most flat kitchens have preparation for individual installation of extractor hoods. Such extractor hood is not included in standard fittings.

COOLING

All living rooms have ceiling cooling as standard. Cooling water is prepared by a central air-to-water heat pump/cold source. Cooling is via cooled ceilings, cold water distributions placed in of the ceiling.

WATER AND PLUMBING

Installations for bathrooms and toilets are via preparations in installation walls, including built-in flushing module for toilets. In the place for the kitchen unit, the blinded distributions of cold and hot water and plumbing are prepared at one point. All flat terraces and balconies have water supply via a non-freeze valve.

**BATHROOM
ACCESSORIES**

Bathroom accessories are not part of the standard.

**HIGH-CURRENT
ELECTRO INSTALLATIONS**

Each flat has its own high-voltage switchboard. 230V sockets and switches (NIKO) are located in all living rooms and in the bathroom. The place for washing machine (preparation for dryer) has two sockets. In the kitchen placement, there is preparation for 230V connections, and 400V supply for kitchen appliances, terminated with a reserve. All outlets in the kitchen end with terminals. Ceiling lighting outlets are in each room and end with terminals. Loggia has outdoor light controlled from the living room, and an outdoor socket. Individual measurement of electricity consumption is via an electricity meter outside the flat. One-third of parking spaces are prepared for charging electric cars.

**LOW-CURRENT
INSTALLATIONS**

Each flat has its own low-voltage switchboard. Each living room has TV sockets and sockets for internet connection and telephone. Low-current connections to flats (TV, internet, telephone) are provided by individual providers of internet, television and telephone services. Communications between flat and entry door, entry gate, gate, and garage are via video intercom.

DOORS

Front door: fire-proof, security class 3, mounted in wooden frame cladding, height 2 650 mm, panoramic window, concealed hinges, including fittings.
Interior doors: not included as part of standard.

WALL TILES AND FLOOR TILES

Floor coverings are not included in the standard. There are 2cm available for the floors of living rooms and other rooms. LOGGIA/TERRACES: deck floor made of tropical wood/large tiles. Loggia drainage is via sloping surface into rain gutter. The railing is made of clear glass mounted in a frame with wooden handle.

FITTED KITCHEN

Delivery and installation of a fitted kitchen, as well as all its components, is not included in standard fittings.

STORAGE

Plasterboard partitions divide individual separately lockable storage areas (cellars) in basements in the storage area. Cellar walls are painted in white. The building's wiring may be routed above cellars, under the ceiling.

PRIVATE GARDENS

Ornamental plants and a lawn (according to the architect's design and SP) will have an automatic irrigation system.

GARAGE, PARKING SPACES

Underground car parking is available. Garage access is monitored. Garage area is enclosed by a gate. Garage access is controlled by contactless entry cards/remote control (flat doorman) with 24/7 CCTV. Each parking space has its own designated number on each floor. Apartment building can be accessed directly from the garage. Garage lighting is provided via movement sensor. Garage has a forced ventilation. The building's wiring may be routed above parking spaces, under the ceiling.

COMMON SPACES

The building is divided into two blocks. Each block has its own access via entry card/chip reader. Entrance area includes mailboxes and lift lobby. Common areas on floors: there is glued soundproof carpet or stone tiles on floors, according to the interior architect's vision. There is plaster and wooden tiles as a surface treatment of walls. Common green areas will have planting (according to the design of the architect and SP) with an automatic irrigation system.

LIFTS

Each block has one lift.

HOUSEHOLD WASTE

The building's waste management is outside the building under a designated shelter.

FACILITIES & SERVICES

Concierge/manager, fitness, wellness. The space is prepared for the separation of waste.

Note: The future seller reserves the right to replace individual items listed in this document with comparable-quality items