

# TECHNICAL SPECIFICATIONS OF APARTMENT UNITS AND COMMON AREAS

---

## BUILDINGS L, M, N, O

---

### Building Construction

#### CONSTRUCTION

- foundations and foundation slab – reinforced concrete
- supporting walls – reinforced concrete or brickwork
- non-supporting walls and partitions – Porotherm bricks or of similar quality
- ceilings – reinforced concrete

#### THERMAL INSULATION

- contact thermal insulation facade

### Apartments

#### SURFACE FINISH

##### Floor surface

- lounge with kitchen corner and bedroom – floating laminated floor including moulding
- hallway – washable ceramic floor tiles
- bathroom and separate toilet – washable ceramic floor tiles
- balcony – frost-resistant ceramic floor tiles
- terrace – concrete floor tiles/ceramic floor tiles depending on the type of construction, on the first floor, partial humification

## **Walls**

- bathroom – ceramic wall tiles up to a height of a minimum of 210 cm, paintwork
- separate toilet – ceramic wall tiles up to a height of a minimum of 120 cm on three walls, paintwork
- other walls – plaster or gravel and paintwork

## **Ceiling**

- ceiling – gravel, paintwork or plasterboard and paintwork as required

## **PANELS OF OPENINGS**

### **Entrance door**

- apartment entrance door – security class 3, smooth, panelled, fire-proof
- hardware – lock insert + 3 keys, security handle hardware – knob
- frame – steel with coating

### **Interior doors**

- panelled smooth, CPL 210 cm surface, glass for the lounge, panelled for the other rooms
- hardware - interior

### **Windows**

- PVC triple-glazed windows
- balcony door – PVC double-glazed door
- balcony door and window on the first floor with safety film
- some parts of the windows can be fixed

### **Balconies and terraces**

- banisters – metal or concrete/bricked

## **FACILITIES**

### **Bathroom**

- bath incl. siphon and wall taps with bath accessories
- shower tub incl. siphon, shower corner, prof. chrome, clear glass panel.  
Wall taps with shower accessories
- white ceramic washbasin incl. siphon and standing taps
- white ceramic suspended WC, with plastic seat

### **Separate toilet**

- white ceramic suspended toilet + plastic seat and cover
- white ceramic washbasin or small hand washbasin, taps and sewage drain

### **Kitchen corner**

- cold and hot water supply
- drain for the kitchen sink
- electric distribution lines terminated by free cables
- distribution lines terminated in the space of the kitchen units

## ELECTRICITY



### High current

- switches and sockets
- in the kitchen corner preparation for distribution lines terminated by free cables
- the main panel contains the main switch, residual-current device and circuit breakers
- terraces on the first, fifth and sixth floor – el. 220V socket and outdoor wall lighting fixture
- apartments on the first floor – safety film in the windows and door to the terrace.

### Low current

- preparation for a video phone
- house phone installed on the wall and electric-mechanical main door opener
- electric bell
- phone and internet socket – in the lounge
- TV socket for a common television aerial in the lounge, an extra TV socket in the main bedroom in 3kk and 4kk apartments

## VENTILATION

- bathroom and toilet – vacuum or natural ventilation
- kitchen corner – preparation for connecting the kitchen fume hood

## HEATING

### Heating and hot service water

- central heating and centrally prepared hot service water
- in the lounge and bedrooms – radiator and a regulating value on each radiator
- in the bathroom – radiator - ladder

## GARDENS AND TERRACES ON THE FIRST FLOOR AND TERRACES ON THE FIFTH FLOOR

- the gardens/terraces include first floor humification, fencing, planted trees according to the PD, field elevation max. 40cm around the tree
- water supply to the garden/terrace
- el. 220V socket and outdoor light
- shaft for some gardens on the first floor
- fifth floor terraces – concrete floor tiles on targets, raised level on some terrace (podium) in part of the terrace space (max. 75cm) with limited maximum load.

# Common building areas



## ENTRANCE HALL

- building's main entrance door – aluminium door including frames, double glazing and electrical mechanical door lock
- house phone between the main entrance and apartment includes a button panel, external camera, microphone and speaker
- post boxes

## GARAGE BAYS

- garage bays

## FLOORS

- ceramic floor tiles
- staircases and corridors – floor tiles

## WALL AND CEILING SURFACES

- plaster or gravel and paintwork

## LIGHTING

- in vestibules, corridors and on staircases by motion sensor and timer

## BANISTERS

- coated steel, wooden handle on the staircases

## LIFT

- passenger lift – stops in the underground car park, ground floor and each residential floor
- there is a lift in all the buildings and it is a common lift

## SEPARATE ROOM FOR DUSTBINS

- room for dustbins
- equipped with a drain and hose for washing dogs and wheels

# Common building areas – underground

## WALL AND CEILING SURFACES

- concrete with a surface finish

## FLOOR SURFACE

- underground parking – concrete with a surface finish
- cleaning room – floor tiles
- other rooms – concrete with a surface finish

## GARAGE GATE AND DOOR

- garage gate – surface finish coated aluminium sheet metal, steel supporting features in colour, electric motor drive, remote control
- corridor and technical room doors – panelled, smooth

## LIGHTING

- main drive to the garage hall and inside – motion sensor and timer
- inside the garage hall, in the vestibules, on the corridors and staircases – motion sensor and timer

## CELLARS

- sheet metal and bricked cellar cubicles
- coated concrete floor
- lighting
- minimum cellar utility height 2.1m
- possible line of pipes in some cellars

## Outdoor surface finishes

- greenery
- grounds lighting

### Notes

1. All technical specifications are provided with a link to the project documentation.
2. The kitchen units, furniture and other items which are not stated above are not subject to delivery.
3. The investor reserves the right to a replacement and an improved version.