

**STANDARD SPECIFICATION OF RESIDENTIAL UNITS
AND COMMON AREAS****BUILDING STRUCTURE**

- Foundations and foundation slab — reinforced concrete slab on piles
- Load-bearing walls — reinforced concrete, or masonry where applicable
- Non-load-bearing and service partitions — masonry, locally supplemented with plasterboard partitions
- Ceilings — monolithic reinforced concrete structure

FACADE

- External thermal insulation composite system on reinforced concrete perimeter wall, coloured façade plaster/render

INTERNAL PLASTER

- Gypsum plaster or skim coat, white paint finish
- Plasterboard suspended ceilings — bathrooms, toilets, selected corridors, storage rooms and locally in living rooms (scope according to project documentation)

WINDOWS AND SHADING

- Aluminium window system, triple-glazed insulating glass, internal window sill
- External window sill — aluminium sheet metal
- Externally mounted electrically operated blinds

ENTRANCE DOOR TO APARTMENT

- Security entrance door, class 3, fire-resistant, clear height 2.1 m
- Security fittings and cylinder lock
- Steel door frame
- Wooden threshold

INTERIOR DOORS

- Flush doors with concealed hinges and casing frame, clear height 2.1 m
- Glazed door to living room, solid doors elsewhere
- Interior door fittings

FLOOR FINISHES

- Living rooms, kitchenettes, hallways, wardrobes — fully glued engineered wood veneer flooring with skirting boards
- Bathrooms, toilets, storage rooms — ceramic tiles

WALL TILES

- Bathrooms and toilets — ceramic wall tiles
- Service access panels integrated within tiling

SANITARY EQUIPMENT (APPLICABLE ONLY TO ITEMS SHOWN IN THE APARTMENT FLOOR PLAN)

- Washbasin or hand basin, ceramic, white, single-lever mixer tap, siphon
- Bathtub with magnetic service panel with tile finish, concealed mixer tap, siphon
- Built-in shower with linear drain channel, glass partition, concealed mixer with shower set
- Wall-hung ceramic WC, white, soft-close seat and lid

WATER INSTALLATIONS

- Plastic piping system
- Kitchenette — hot and cold water and waste connection points near the service shaft
- Preparation for washing machine connection in the bathroom, storage room with washing machine or elsewhere according to project documentation
- Individual metering of hot and cold water consumption with remote reading

ELECTRICAL INSTALLATIONS

- Final elements — sockets, switches, light bulb socket (e.g. Schneider or equivalent)
- Kitchenette wiring terminated in wall boxes (min. 1x 400 V + min. 4x 230 V)
- Intercom system with voice function, preparation for video intercom
- Electric doorbell at the apartment entrance and building entrance
- TV socket for shared antenna in the living room
- Data socket in each living room
- Power and low-voltage distribution board, recessed apartment distribution panel
- Autonomous battery-powered smoke detector

STANDARD SPECIFICATION OF RESIDENTIAL UNITS AND COMMON AREAS

HEATING

- Underfloor heating with room thermostat
- Hot-water heated towel radiator in bathroom
- Central district heating system, heat exchange station and domestic hot water storage tanks in the building.
- Individual metering of heat consumption

VENTILATION AND COOLING

- Central cooling system for all apartments — internal cooling units in all living rooms
- Bathrooms, toilets, storage rooms with washing machine — negative-pressure mechanical ventilation system
- Extract ventilation from kitchenette

BALCONIES, LOGGIAS AND TERRACES

- Steel or glass railings
- Terraces — paving on pedestals / apartments on the 12th floor — wooden decking on substructure
- Loggias and balconies — paving on pedestals
- Exterior light fixture
- Exterior electrical socket (only for apartments with terrace or front garden on floors 1, 2 and 12)
- Exterior frost-proof water tap (only for apartments with terrace or front garden on floors 1, 2 and 12)

PRIVATE FRONT GARDENS

- Fencing
- Terrace — paving on pedestals
- Garden soil

STORAGE UNITS

- Combination of masonry partitions up to the ceiling and system metal partitions; above 2.2 m, fitted with a welded mesh system up to the ceiling.
- FAB lock
- Concrete floor / screed finish

GARAGE

- Electric garage door
- Concrete floor / screed finish

COMMON AREAS

- Electric garage door
- Building entrances with chip access system and intercom panel with audio-visual module
- CCTV system at entrances, garage access and common areas
- Staircase — reinforced concrete staircase with tiled finish
- Passenger lifts

EXCLUDED FROM THE STANDARD

- Kitchen units and appliances, extractor hood, tiling behind the kitchen unit
- Built-in furniture
- Supply and installation of lighting fixtures in apartments
- Security alarm system in apartments
- Data modem
- Other supplies, equipment and products not specified in the standard or contractual documentation

Note:

The developer reserves the right to replace some of the above-mentioned items with other items of the same or comparable technical parameters.