

BUILDING'S CONSTRUCTION SYSTEM

The building is designed as a monolithic reinforced concrete wall system combined with reinforced concrete ceiling slabs. Local additions include reinforced concrete and on the last floor steel supporting columns.

DIVIDING STRUCTURES

BETWEEN FLATS: Reinforced concrete walls 250 mm thick (part of building's bearing system).

INTERIOR: System plasterboard partitions with two-layer sheathing boards 12.5 mm thick with noise insulation. Locally, reinforced concrete walls inside flats as part of the building's load-bearing system.

USABLE HEIGHT IN FLATS

On the 2nd-7th floors in habitable rooms (living room and rooms) the standard usable height is min. 2.60 m, the ceiling surface consists of a plastered reinforced concrete ceiling slab. 8th floor has a ceiling soffit across whole area in flats, clear height in habitable rooms is min. 2.85 m. 9th floor ceiling has reinforced concrete slab with plaster, clear height is min. 2.95 m. In other rooms, such as hallway, WC, bathroom and pantry, the clear height is lowered by plasterboard soffit with recessed installations. In some cases, part of the area may be designed with a lowered ceiling in habitable rooms due to the location of installations. Soffit ceiling height is determined by project documentation.

SURFACE FINISH OF WALLS, CEILINGS AND SOFFITS

WALLS: Smooth gypsum plaster with a double coat of abrasion-resistant white paint on reinforced concrete walls. Plasterboard walls coated with a double coat of abrasion-resistant white paint.

CEILINGS: Smooth plaster is used for reinforced concrete ceilings in habitable rooms, with a double coat of abrasion-resistant white paint. In rooms such as the hallway, WC, bathroom, pantry, the plasterboard ceiling has double abrasion-resistant white paint.

FACADE

Windows with aluminium frame and triple glazing, with opening and hinged/fixed segments. Full sections of exterior facade have insulation and stone cladding (south, west and northeast sides), or metal cladding and vertical slats (north side). Windows have lowered sills. Inner vertical surfaces of loggias and their ceilings, and facades on 8th/9th floors on terraces have facade plaster. Flats' terraces and loggias are sill-less and have triple glazing. Each habitable room has access to loggia or terrace via opening or sliding-lift glass doors, other segments are fixed glass.

EXTERIOR SHADING

Flats' standard fittings include exterior shading-fabric roller blinds mounted in guide rails with increased wind resistance, controlled by wall-mounted controllers. All roller blinds can be centrally controlled from flat's entrance. Terraces in general and loggias of flats 3 and 4 on the 2nd-7th floors, and flats 2 and 3 on the 8th floor, have shading in front of glazed facade. Other loggias' shading is fitted in the plane of the main facade, i. e. it encloses the loggia from the outside.

Central heat source for the apartment building is a heat transfer station. From there, distribution lines lead to flats where the consumption of heat, hot water and drinking water is measured by meters with remote readout. Each flat's consumption is measured separately.

HEATING AND HOT WATER PREPARATION

HEATING OF FLATS: Via hot water ceiling radiant heating. Each flat has own ceiling heating distributor in soffit by entrance door. (Manifold and ductwork are also common for ceiling cooling.) Temperature control is via wall-mounted thermostat located in each habitable room. Bathrooms have a ladder radiator regulated with thermostatic head. Bathroom floors are heated via supplementary electric heating, with controller on bathroom wall.

VENTILATION

Fresh air ventilation is provided by equal pressure recuperative ventilation, with supply to all habitable rooms and expelled in kitchen and sanitary areas. Incoming fresh air is conditioned: preheated in winter and precooled in summer. Ventilation ensures minimum hygienic air exchange. Ventilation automatically increases when bathroom switch activated. Kitchens have pre-preparation for electrical installation of extractor hoods. Such hoods are excluded from standard fittings.

COOLING

All habitable rooms have ceiling cooling with separate regulation for the whole flat as standard fitting. Manifold for cooling circuits is located in soffit near entrance door. (Manifold and distribution pipes are also common for ceiling heating.) Cooling consumption is measured for each flat via meters with remote reading. Temperature control is via wall-mounted thermostat in each habitable room.

WATER AND WASTEWATER

Installations for bathroom and WC are completed, including connection of respective furnishings and lever taps. Area for fitted kitchen unit has centralised blinded distributions for cold water, hot water and wastewater. Flat B8.01 has water and wastewater outlets on the terrace, flats B9.01-B9.05 have water outlets on the terraces.

SANITARY FITTINGS

Bathroom has bathtub or shower corner with bathtub and sink, as per project documentation. Wall-mounted WC has built-in flush module. Separate WC has additional hand sink in room.

HIGH-CURRENT WIRING

Each flat has a residential power distribution switchboard. 230 V sockets and switches are located in all habitable rooms, bathroom and other rooms. In the designated place for the washing machine, a double socket has been prepared (for drier too). In the designated place for the kitchen, 230 V and 400 V for kitchen appliances, terminated with a reserve, have been prepared. All outlets in kitchen are terminated with clamps. Ceiling lighting outlets in each room are terminated with clamps. Loggias have exterior ceiling lights controlled from habitable rooms, terraces have facade-mounted lights. Each loggia and terrace also has an external socket. Individual metering of electricity consumption is via meter outside flats.

**LOW CURRENT
INSTALLATION**

Each flat has a residential low-current switchboard. Each habitable room has a double data socket for internet and TV connection. Telco services are provided by the respective providers of internet, television and telephone services. Communication between the flat and the reception is via intercom.

DOOR

ENTRANCE: Fire-resistant, security class 3, fitted in steel frame, height 2,100 mm, panoramic sight glass, including ball-and-handle fittings.

INTERIOR: Full, smooth, standard door installed in panel frame, height 2,100 mm, with concealed hinges, including fittings.

FLOORING AND TILES

HABITABLE ROOMS: Floating floor with wooden tread, skirting and transition strips. Floor colours as per sample book.

BATHROOMS AND WC: Floors have gres tiles. Wall tiling in bathroom reaches ceiling, some walls have ceramic tiling with décor. Separate WC has tiling up to height of installation wall (approx. 1.20 m), above tiling is white paint. Floor/wall tiles as per sample book.

LOGGIA: Paving on substructure. Drainage of loggia is under paving into rain drain. The loggia handrail (except for full parts of the facade) is clear framed glass with a metal handle on the upper edge.

FITTED KITCHEN

Delivery and installation of fitted kitchen unit and components is not included in standard fittings.

CELLARS

Division of individual lockable cellars in the basement is via partition walls. Floor is concrete, with epoxy or polyurethane plaster. Each cellar has own lighting. Building wiring may be routed above cellars below the ceiling. Cellars are in the basement.

GARAGES, PARKING SPACES

Parking spaces are on the two basement levels. Garage access is monitored and controlled by a barrier via entry system. The garage area has continuous CCTV monitoring. Each parking space has its own number on each floor. Garage area has direct access to apartment building lifts. Garage lighting is motion sensitive. Garage has forced ventilation. Building wiring may run above parking spaces below the ceiling.

COMMON SPACES

ENTRY LOBBY: Lobby area has a monitored 24-hour reception. A mailbox area is in front of the reception. Entrances to the apartment building have CCTV.

COMMON CORRIDORS IN BUILDING: Corridors have soundproof carpet, according to the interior architect's design. Walls have tiling and washable wallpaper.

LIFTS

The apartment building has two lifts-one per access shaft. Lifts serve all basements and above-ground floors for each access shaft.

HOUSEHOLD WASTE

The waste management of the apartment building is in a ventilated ground floor interior room. This area is designated for waste separation.

Please note: The future seller reserves the right to change individual items in this document, and replace with items of comparable quality.