



BÝVANIE ŠITÉ NA MIERU

TECHNICAL STANDARD OF THE APARTMENT EQUIPMENT

DESCRIPTION OF THE CONSTRUCTION OF THE APARTMENT BUILDING, APARTMENTS, NON-RESIDENTIAL AREAS AND COMMUNAL AREAS AND STANDARD DELIVERY LIST	
CONSTRUCTION SYSTEM OF THE BUILDING	The building has been designed as a combination of wall system with hardened core completed with longitudinal bearing walls and ceiling reinforced concrete slabs. Car park comprises a reinforced concrete monolithic skeleton system.
PARTITION WALLS	BETWEEN APARTMENTS: Partition walls between apartments are a combination of reinforced concrete bearing walls and plasterboard safety partition walls (dry construction system to divide residential areas with acoustic insulation).
	INTERIOR: Interior plasterboard partition walls.
CLEARANCE HEIGHT IN APARTMENT	Standard clearance height in apartment, residential rooms, and other rooms (anteroom, toilet, bathroom and larder) is lowered by plasterboard soffit.
SURFACE FINISH OF WALLS, CEILINGS AND SOFFITS	Gypsum smooth plaster with double coat of white abrasion-resistant paint is applied on reinforced concrete structures, masonry and ceilings. Plasterboard structures are provided with a double coat of white abrasion-resistant paint.
WINDOWS	Window structures have aluminium sections - interior colour white, exterior grey. Windows are glazed with insulation triple glass. All-circumference ironmongery is used on all windows. Lowered interior window sill is white plastic sill board. Exterior window sill is aluminium - colour of exterior window frame. Glazed walls are without window sill.
EXTERIOR BLINDS	Apartments are prepared, as standard, for the installation of remote-controllable exterior blinds in window head-sills. Exterior blinds with increased wind resistance have textile sun-blinds attached in guide rails. Delivery, installation and accessories (for example remote controller and guide rails) of textile sun-blinds are outside the scope of standard delivery.

HEATING AND PREPARATION OF DOMESTIC HOT WATER	<p>The building is supplied with heat externally. The heat supply station is a central source of heat for the apartment building. Heat is supplied through piping systems running from the central heat source to individual apartments. A separate heat consumption meter and hot water and drinking water consumption meters are installed in each apartment. Temperature is regulated in individual rooms using thermostatic heads on heating bodies.</p> <p>Heating bodies: Panel radiators are installed in residential rooms in places with lowered window sills. A floor convector without fan is installed in front of glazed walls, and ribbed radiators are installed in bathrooms.</p>
AIR CONDITIONING	<p>Fresh air is supplied to residential rooms by vacuum ventilation – fresh air is sucked through façade grilles to suppress noise. Expelled air is sucked from bathrooms, anterooms and separate toilets. Individual circulation carbon fume hoods will be installed in kitchens – excluded from standard delivery. Ventilation provides minimum hygienic replacement of air, and allows individual more intensive air expulsion from bathrooms and toilets.</p>
COOLING	<p>Cooling water is prepared in the central cool source. Apartments are prepared for the installation of cooling consisting of an autonomous cooling water circuit with measuring cool consumption. The prepared equipment ends in the anteroom of the apartment over the soffit. Interior cooling units, distribution systems and installation are excluded from standard delivery. Optimum cooling of apartment is designed and recommended simultaneously with exterior blinds.</p>
WATER AND SEWERAGE	<p>The equipment for bathroom and toilet is installed completely - including connection of individual sanitary appliances. Blinded distribution piping of cold water, hot water, drinking water and sewerage is prepared in kitchen unit location.</p>
SANITARY APPLIANCES	<p>Acrylate bathtub with length 1,800 mm and width 800 mm, or shower enclosure according to the valid project documentation; suspended toilet with integral flushing module; washbasin in bathroom, or small washbasin in separate toilet; lever-operated mixing valves, chrome plated.</p>
HEAVY CURRENT ELECTRICAL INSTALLATION	<p>A heavy current switchboard is installed in each apartment. Sockets 230V and switches are installed in all residential rooms and bathroom. Power supply lines 230V and 400V for kitchen appliances with a reserve are installed in kitchen unit location. All outlets in the kitchen end with terminal. An exterior lighting fitting controlled from the residential room and exterior socket are located on balcony. Consumption of electricity for billing purposes is measured using electric meter outside the apartment.</p>
WEAK CURRENT ELECTRICAL INSTALLATION	<p>Weak current switchboard is installed in each apartment. The TV socket and 2xRJ45 socket for connection of internet and telephone are installed in each residential room. Weak current supply lines (TV, internet and telephone) are delivered by the individual providers of internet, television and telephone services. Communication between apartment and building entrance door is via video doorkeeper.</p>
DOORS	<p>ENTRANCE DOOR: fire resistant, safety class 3, installed in steel door casing, 2,100 mm high, panoramic spyhole including ironwork.</p>

DOORS	INTERIOR DOOR: 2,100 mm high. White wooden door, sprayed, mat, door wing with chipboard panel, veneered door casing, fold free, with hidden hinges including ironwork.
FLOORS AND LININGS	RESIDENTIAL ROOMS: wooden natural oak-colour floating floor, layered, with wooden wear layer, minimum thickness 2 mm. Plinth on residential rooms of white colour. Floor-colour threshold strips between residential rooms.
	BATHROOMS AND TOILETS: rectified Gres paving and wall tiling, dimensions 300 x 600 mm. Paving colour follows book of patterns, ceramic wall tiling is white. Tiled walls flush with bathtub in bathroom or with shower corner up to door height, and up to the height of front wall installation for washbasin and toilet. Walls in toilet are tiled at toilet bowl and small washbasin up to 1,200 mm high. A plinth is installed on walls without tiling.
	BALCONIES: concrete paving laid on dabs.
KITCHEN UNIT	Delivery and installation of kitchen unit and components is excluded from standard delivery.
STORAGE CELLAR	The storage cellar is an appurtenance for each apartment. Individual separately lockable storage cellars are divided by a system of steel-section partition walls. Building distribution systems run above the storage cellars, under the ceiling.
CAR PARK, PARKING BAYS	Car park entry is monitored and controlled by electronic barrier and garage gate. Each car park bay has own serial number. Direct access to apartment building lifts from the car park.
COMMUNAL AREAS	The entrance lobby has a reception, post-boxes and seating area. Entrances to the apartment building are monitored by camera system.
LIFTS	Five fast lifts in the core with intelligent operation control system - one designated for evacuation purposes in the case of fire.
DOMESTIC WASTE	Waste management system of apartment building is located on the ground floor, accessible from interior from lift lobby.

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