

TECHNICAL SPECIFICATION FOR RESIDENTIAL UNITS AND COMMON AREAS

BUILDING STRUCTURE

Skeleton

- foundations and foundation slab – reinforced concrete
- bearing walls & slabs – reinforced concrete or brick work
- none bearing walls & partitions – Porotherm bricks or type with similar characteristic

Thermal Isolation

- contact thermo-isolation facade

APARTMENTS - Surface finishes

Floor finishes

- living rooms with kitchen corner and bedrooms – floating type from artificial wood with veneer surface + skirting
- entrance hall – ceramic tiles
- bathroom, separate toilet – ceramic tiles
- balcony – frost proof external ceramic tiles

Walls

- bathrooms – ceramic tiles 200 cm height minimum, and paint up to ceiling
- separate toilet – ceramic tiles 150 cm height minimum, and paint up to ceiling
- other walls – plasters, gypsum layer or skim coat and painting

Ceiling

- ceiling – skim coat and painting, plasterboard and painting where necessary

OPENINGS

Entrance door

- main entrance door to apartment – smooth solid, fire-proof safety door II.class
- fittings – cylinder lock + 3 keys, safety handle-knob
- door case – painted metal

Interior doors

- between corridor and living room – plain door, full film or partly glassed with mounting, wooden door case
- bedrooms – plain door, full door with mounting, wooden door case

Windows

- windows – euro window with double glass
- balcony doors – euro window with double glass
- ground floor – include shutters/blinds or safety film
- last floor – preparation for shutters/blinds

Balconies and terraces

- handrail – metal with painting

EQUIPMENTS

Bathroom

- acryl bathtub, bath mixer and sewage outlet
- acryl glass receiver, water pipe battery
- white ceramic washbasin including battery and sewage outlet
- white ceramic suspended toilet Geberit type + plastic seat and cover

Individual toilet

- white ceramic suspended toilet Geberit type, plastic seat and cover
- white ceramic hand wash basin including battery and sewage outlet

Kitchen corner

- cold and hot water taps
- drainage outlet for kitchen sink

ELECTRICITY

Heavy current

- switches and outlets
- in kitchen corner only preparation for ducting
- outside wall lighting unit on gardens, balconies and terraces, outside el. socket and lighting on the most of terraces and balconies
- main panel includes main switch breaker, current protector and breakers

Low current

- preparations for video phone
- wall-mounted home intercom and electronic main door release
- electrical ring bell
- in living room phone and TV/data socket (for internet connection), in 3 + kk - phone and TV antenna ducting in bedroom and in 4+ kk - in two bedrooms

Ventilation

- kitchen - preparation for hood outlet
- bathroom and toilet - vacuum or natural ventilation under suspended ceilings

HEATING

Hot water and heating

- central hot water and heating system
- in living room and bedrooms- wall mounted heating unit with regulating heads
- in bathroom - ladder type heating unit

Air-condition

- preparation on the top floor

GARDENS

Gardens

- humus ground
- wooden plank fences between
- water supply (include balconies and terraces on top floor)

COMMON BUILDING AREAS

Entrance hall

- main entrance doors to the building – aluminum door include frames, double glass filling and electrical door lock
- intercom system between main entrance and apartments includes push-button panel external camera, microphone and speaker
- mail boxes
- interior greenery
- sitting suite

Floors

- high standard natural stone (marble or different kind)
- staircase and corridors – ceramic tiles

Walls & Ceilings

- partially render or skim coat and painting

Lighting

- in lobbies, corridors and staircases by push-buttons and timer

Handrail

- painted steel

Elevator

- personal elevators, stops are in underground parking (when located under the building cure), entrance floor, every residential floor
- elevators are in all buildings

COMMON BUILDING AREAS - UNDERGROUND

Walls and ceilings finishes

- partially render or skim coat and painting

Floor finish

- underground parking – surface treated concrete
- cleaning room – tiles
- other rooms – surface treated concrete

Garage gate and doors

- main car parking gate – coated aluminum plate, steel carrying elements, electric motor drive, remote controlled
- corridor doors, doors into room for waste - full smooth panel doors with fire grading, fireproof
- from parking to underground lobby - smooth solid panel fire delay doors

Lighting

- from main parking entrance - by motion sensor and timer
- in parking hall, in lobbies corridors and staircase by push-button and timer

Cellars

- cellars – from concrete blocks without additional surface adjustment with looked doors and metal case
- concrete floor with anti dust painting
- in cellars cut outs

LANDSCAPING

- common playground, sitting benches along the paths, high standard greenery
- mini-golf, beach volleyball court
- areal lighting

SECURITY

- security cameras in areal, 24 hours monitoring on reception in the Gate house

NOTES

1. All specifications are referred to all other project documents.
2. Kitchen cabinet, Furniture, and other items not mentioned above are illustrative only and not subjected to delivery.
3. The developer reserves the right for substitutes and upgrades.