

apartments	specification	description
DOORS	ENTRANCE	single-leaf door of 2,100 × 900 mm in size, security class BT3, fire door, security lock, dummy knob & handle, threshold, door peephole
	INTERIOR	full door leaf, non-rebated, varnish finish, height 2,100 mm, white colour, lined frame, rosette fittings, visible hinges, mortise key
WINDOWS	ROOMS	wooden, insulating triple glazing, champagne window frame colour RAL 1035
		interior windowsill, white, matte
NON-LOADBEARING WALLS	INTERIOR PARTITIONS	plasterboard
	INSULATING BRICK BACKING AND CHASE WALLS	height 1,200 mm or up to the ceiling according to the layout and installations
SURFACE FINISHES	WALLS - REINFORCED CONCRETE	plaster plus painting
	CEILINGS - REINFORCED CONCRETE	clear height 2,700 mm, plaster finishing coat
	FALSE CEILINGS	lowered plasterboard ceilings in the bathroom, toilet, in some cases also in the hallway and walk-in wardrobe, clear height 2,400 mm
	PAINTING (APARTMENT)	double painting of walls and ceilings, colour white
WALL TILING	BATHROOM	ceramic tiles up to ceiling
	TOILET	ceramic tiles up to a height of 1,200 mm
FLOORING	LIVING ROOM, BEDROOM	multi-layer wood floor
	HALLWAY, CORRIDOR	multi-layer wood floor
	BATHROOM, TOILET	ceramic floor tiles
	CLOSET / WALK-IN WARDROBE with entrance from corridor	ceramic floor tiles, ceramic skirting
	BALCONIES, TERRACES	ceramic terrace floor tiles on pedestals

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BATHROOM FITTINGS	WASHBASIN	ceramic wall-hung washbasin, chrome drainage
	HANDBASIN	ceramic small wall-hung handbasin, chrome drainage
	WALL-HUNG TOILET	wall-hung toilet, ceramic, soft close seat
	TOILET CONTROL BUTTON	split control button (2 modes)
	BATH	enamelled steel tub white, foundation with tiling
	SHOWER UNIT	enamelled steel shower tray - white, shower screen - clear glass
OTHER FITTINGS	WASHING-MACHINE VALVE WITH TRAP	located according to the layout, washing machine valve with non-return valve
	PREPARATION FOR FITTED KITCHEN	water outlets terminated with corner valves, sewerage terminated with a stopper plug, exhaust for a cooker hood (only in apartments without recuperation) terminated with a tight backflap and plug, electric supply - wires terminated in a box
TAPS	WASHBASIN TAP	pillar washbasin tap, lever
	HANDBASIN TAP	pillar washbasin tap, lever
	SHOWER TAP	wall-mounted shower tap, lever
	SHOWER SET	hand shower + wall-mounted shower holder with shower tap outlet
	BATH TAP	wall-mounted bath tap, lever
	BATH SET	hand-held shower + wall-mounted shower holder with outlet from bath tap
LIGHTING	APARTMENTS	light fittings are not included in the standard, cable outlet with socket and 806 lm bulb in place of light fittings, cable outlet above the washbasin in the bathroom
	BALCONIES, TERRACES, FRONT GARDENS	outdoor wall light, LED source

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WIRING - HIGH CURRENT	PHOTOVOLTAICS	photovoltaic panels on the roof covering part of the common consumption of the building, any surplus is used for preheating domestic hot water
	HIGH CURRENT	switches and sockets in a combined frame
WIRING - WEAK CURRENT	TV SIGNAL	distribution from low-current switchboard, signal provided by the internet provider, 1 TV signal socket in the living room and bedroom
	DATA SOCKETS	optical connection to the apartment, metallic wiring in the apartment, contract with the internet provider to be ensured by the client, 1 data socket in the living room and bedroom, data socket included in each set with TV socket
HEATING AND COOLING	OPTICAL SMOKE DETECTOR	decentralised, battery operated, arrangement on the ceiling according to the requirements of the fire safety solution
	HOME PHONE	video phone
	HEAT SOURCE	bivalent source - heat pumps with ground boreholes supplemented by electric heating to cover peaks photovoltaic panels - any surplus electricity is used for preheating of hot water
AIR-TREATMENT TECHNOLOGY	LIVING SPACE	underfloor heating and cooling
	BATHROOM	underfloor heating and towel rail heating
AIR-TREATMENT TECHNOLOGY	LIVING SPACE	part of apartments - ventilation with recuperation part of apartments - ventilation slits in the window frame and exhaust through sanitary facilities
	BATHROOM, TOILET, CLOSET	apartments with recuperation- separate exhaust from the toilet and bathroom to the apartment VAV box, exhaust can be increased temporarily apartments without recuperation - exhaust fan in the suspended ceiling, separate control
	KITCHEN	apartments with recuperation - exhaust from the kitchen provided by regulated ventilation with heat recovery, circulation cooker hoods only (not included) apartments without recuperation- preparation for forced air extraction for cooker hoods, terminated at the (kitchen) shaft boundary with a non-return damper

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standards



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EPC	ENERGY PERFORMANCE OF THE BUILDING	category A - very efficient
SHADING	BLINDS	2NP - 7NP preparation for external blinds - boxes and cable outlet 1NP and 8NP - external blinds fully provided
BALCONIES	BALCONIES	metal railings with vertical posts, dividing walls between balconies
GARDENS, TERRACES	ELECTRICAL SUPPLY	electrical socket in gardens and terraces
	WATER SUPPLY	non-freezable outlet fitting in gardens and selected terraces, see list on page 7
BASEMENT UNITS	BASEMENT UNITS	metal panel ventilation gap at the top, lockable door
COMMON AREAS	KEY SYSTEM	chip/card control of outer shell door locking, apartments equipped with building security cylinder class 3
	ELEVATOR	elevator with quiet operation to all floors, garages and entrance level
	HOME EQUIPMENT	bell panel with camera, post boxes, cleaning zones, installation of an external videophone
GARAGES		parking spaces are marked and numbered; the entrance is closed by a sectional garage door with control by GSM gate
HEATING AND LIGHTING		common areas temperature-adjusted with electric radiator, lights in common areas with energy-saving LED sources, switched on by sensors on individual floors
COMMON GREENERY AREAS		semi-private rest areas with greenery in a closed courtyard

list of apartments with heat recovery

✓ 2.1.3 - apartment	✓ 1.4.1 - apartment
✓ 1.2.1 - apartment	✓ 1.4.2 - apartment
✓ 1.2.2 - apartment	✓ 1.4.3 - apartment
✓ 1.2.3 - apartment	✓ 1.4.4 - apartment
✓ 1.2.4 - apartment	✓ 1.4.5 - apartment
✓ 1.2.5 - apartment	✓ 2.4.4 - apartment
✓ 2.2.4 - apartment	✓ 3.4.1 - apartment
✓ 3.2.1 - apartment	✓ 3.4.2 - apartment
✓ 3.2.2 - apartment	✓ 3.4.7 - apartment
✓ 3.2.7 - apartment	✓ 1.5.1 - apartment
✓ 1.3.1 - apartment	✓ 1.5.2 - apartment
✓ 1.3.2 - apartment	✓ 1.5.3 - apartment
✓ 1.3.3 - apartment	✓ 1.5.4 - apartment
✓ 1.3.4 - apartment	✓ 1.5.5 - apartment
✓ 1.3.5 - apartment	✓ 2.5.4 - apartment
✓ 2.3.4 - apartment	✓ 3.5.1 - apartment
✓ 3.3.1 - apartment	✓ 3.5.2 - apartment
✓ 3.3.2 - apartment	✓ 3.5.7 - apartment
✓ 3.3.7 - apartment	✓ 1.6.1 - apartment

list of apartments with heat recovery

✓ 1.6.2 - apartment	✓ 3.7.2 - apartment
✓ 1.6.3 - apartment	✓ 3.7.7 - apartment
✓ 1.6.4 - apartment	✓ 1.8.1 - apartment
✓ 1.6.5 - apartment	✓ 1.8.2 - apartment
✓ 2.6.4 - apartment	✓ 1.8.3 - apartment
✓ 3.6.1 - apartment	✓ 1.8.4 - apartment
✓ 3.6.2 - apartment	✓ 2.8.1 - apartment
✓ 3.6.7 - apartment	✓ 2.8.2 - apartment
✓ 1.7.1 - apartment	✓ 2.8.3 - apartment
✓ 1.7.2 - apartment	✓ 2.8.4 - apartment
✓ 1.7.3 - apartment	✓ 3.8.1 - apartment
✓ 1.7.4 - apartment	✓ 3.8.2 - apartment
✓ 1.7.5 - apartment	✓ 3.8.3 - apartment
✓ 2.7.4 - apartment	✓ 3.8.4 - apartment
✓ 3.7.1 - apartment	✓ 3.8.5 - apartment

list of apartments with non-freezable outlet fitting

✓ 3.2.7 - apartment	terrace no. 09
✓ 4.2.1 - apartment	terrace no. 09
✓ 4.3.1 - apartment	terrace no. 09
✓ 3.7.1 - apartment	terrace no. 05
✓ 3.7.2 - apartment	terrace no. 05
✓ 3.7.3 - apartment	terrace no. 09
✓ 1.8.1 - apartment	terrace no. 09
✓ 1.8.2 - apartment	terrace no. 05
✓ 1.8.3 - apartment	terrace no. 10
✓ 1.8.4 - apartment	terrace no. 08
✓ 2.8.2 - apartment	terrace no. 10
✓ 2.8.3 - apartment	terrace no. 06
✓ 2.8.4 - apartment	terrace no. 09
✓ 3.8.3 - apartment	terrace no. 09
✓ 3.8.4 - apartment	terrace no. 05
✓ 3.8.5 - apartment	terrace no. 05

The developer reserves the right to change the manufacturer or type of product while maintaining the quality parameters of construction. All products mentioned are interchangeable with other products of similar quality without prior notice. Of the above fixtures and fittings, only those shown in the unit layout plan apply. English translation is indicative only, in case of discrepancies Czech version prevails.

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