



EUROVEA TOWER TECHNICAL STANDARD OF APARTMENT FITTINGS

4TH - 34TH FLOOR

STRUCTURAL SYSTEM OF THE BUILDING	The building has been designed as a monolithic reinforced concrete skeleton with a stiffened core in combination with reinforced concrete ceiling slabs.
PARTITION STRUCTURES	<p>BETWEEN APARTMENTS: system plasterboard walls of safety class 3</p> <p>INTERIOR: system plasterboard partition walls. The partition walls include two-layer cladding with boards 12.5 mm thick with noise protection insulation.</p>
CLEARANCE HEIGHT OF APARTMENT	<p>Standard clearance height in habitable rooms (lounge and bedrooms).</p> <p>In other rooms (such as hall, WC, bathroom, and larder) the clearance height is lowered by a plasterboard soffit with flush-mounted fixtures. In some cases, part of the soffit can be lowered even in habitable rooms due to location of fixtures.</p>
SURFACE FINISH OF WALLS, CEILINGS AND SOFFITS	<p>WALLS: A plaster smooth casting covered with a white double wear resistant coating is used for reinforced concrete walls. The plasterboard walls are covered with a white double wear resistant coating.</p> <p>CEILINGS: Plaster smooth casting covered with a white double wear resistant coating is used on reinforced concrete ceilings in habitable rooms. Plasterboard soffit covered with white double wear resistant coating in hall, WC, bathroom and larder.</p>
FACADE	Full-area aluminium facade glazed with triple glass. Access to the balcony is through the opening glazed door from each habitable room.
EXTERIOR SHADING	<p>Exterior shading – fabric shades clamped in guiding strips with increased resistance against the wind; operated by wall-mounted actuators, and are integral part of the standard apartment fittings.</p> <p>Note: Exterior shading is not included in north-facing non-residential premises No. 5 and 6.</p>
HEATING AND PREPARATION OF DOMESTIC HOT WATER	<p>The heat exchange station is a central heat source for the apartment building. Distribution systems lead from the central heat source to individual apartments through the housing heat exchange station (HES). HES provides for autonomous measuring of heat consumption, heating water temperature control according to the temperature set in the reference room and for heating DHW. Usage of heat, hot water and drinking water is measured by meters with radio readers located in the respective apartment. Each apartment is measured separately. Primary control of temperature for the whole apartment is ensured through a room thermostat located in lounge. Additional control of temperature in individual rooms is solved by thermostatic valves with thermal head installed on heating bodies.</p> <p>HEATING BODIES – panel radiators completed with floor convection heaters are designed in habitable rooms in front of the glazed façade in accordance with the project.</p> <p>Sitting rooms of corner apartments, where the floor convection heater is replaced with under floor heating in the entire room, are an exception. Underfloor heating is controlled by wall-mounted controller. In the other habitable rooms of corner apartments, heating is designed by floor convection heaters located in front of the glazed façade and completed with a radiator.</p> <p>Towel radiator regulated by a thermostatic head is located in bathrooms.</p>



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AIR-CONDITIONING

Fresh air is supplied to habitable rooms by vacuum ventilation – fresh air is sucked through the façade. Used air is removed centrally. Exhaustion is provided in bathrooms, halls and separate WCs. Minimum hygienic exchange of air is provided by ventilation. In bathrooms and WCs, exhaustion can be increased by switching on a light fitting. Individual installation of circulation carbon exhausts hoods. The exhaust hood is not included in standard fittings.

COOLING

All habitable rooms are equipped with cooling autonomously regulated as a standard. Cooling water is prepared in the central cooling source. Apartments are prepared for the installation of wall-mounted units with remote control in each habitable room. Wall-mounted units are not included in the standard equipment. Consumption of cooling by each apartment is measured by meters with radio reading.

WATER AND SEWERAGE

Fixtures for bathrooms and WCs have been completed including connection of individual fixtures and fittings and lever-operated mixing valves. Blinded distribution lines of cold and hot water and sewerage are prepared in area of kitchen unit.

FIXTURES AND FITTINGS OF SANITARY FACILITIES

A 1,800 mm bathtub or shower bath and washbasin are installed in the bathroom according to the valid project documentation. Suspended WC with built-in flushing module. In the case of separate WC, a small washbasin is added. Lever-operated mixing valves.

STRONG CURRENT ELECTRICAL INSTALLATION

A home strong current switchboard is installed in each apartment. Sockets 230 V and switches are located in all habitable rooms and in bathroom. Washing machine area has a couple of sockets (preparation for dryer). Kitchen area is prepared for installation of supply lines 230 V and one supply line 400 V for kitchen appliances terminated with reserve. All kitchen outlets are terminated. Ceiling light switches are located in each room and terminated. An exterior light fitting and socket are installed on the loggia/terrace - operated from a habitable room. Individual measuring of electricity usage is carried out using an electric meter located outside the apartment.

WEAK CURRENT INSTALLATION

A home weak current switchboard is installed in each apartment. TV socket and socket for the connection of internet and telephone are in each habitable room. Weak current supply lines (TV, internet, telephone) will be provided by individual providers of internet, television and telephone services. Communication between the apartment and building entrance door is provided by video porter with colour display.

DOORS

ENTRANCE DOORS: fire doors, safety class 3, installed in steel door casing, height 2,100 mm, panoramic observation hole, including fittings.

INTERIOR DOORS: wooden, solid, smooth doors fitted in the cased door frame 2,100 mm high; fold free, with hidden hinges, including fittings.



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FLOORING & TILING

HABITABLE ROOMS: wooden floating floor, layered with wooden wear layer, plinths and transition strips. Colour of floors in accordance with pattern book.

BATHROOMS AND WCs: Gres pavement is laid on floors. Walls in the bathroom are tiled up to the height of the door casing. White plaster is above the tiling. WC is tiled up to the height of the skin wall intended for installation. Colour of tiling and paving in accordance with pattern book.

LOGGIAS: pavement is laid on the supporting structure. Loggias are drained by slope under the pavement to drainpipe. Handrail is clear glass in frame. The project offers option of future glazing of loggia designed and delivered by the developer.

FITTED KITCHEN

Delivery and installation of fitted kitchen and accessories is not part of standard fittings.

STORAGE

Partition-wall system of individual lockable storage areas in the storage area. Under storage area ceilings the building's wiring can be run. Storage areas are located beneath towers.

GARAGES, PARKING PLACES

Parking places are on the second and third underground floors. Entry to the garage is monitored and the area has barrier access. Entry is via contactless entry cards and monitored 24/7 by CCTV. Each parking has own number on each floor. Garage area has direct access to apartment building and shopping centre. Garage lighting is controlled by movement sensor. Garages have forced ventilation. Building distribution systems can run above parking spaces under the ceiling.

COMMUNAL AREAS

ENTRANCE LOBBY: The entrance lobby includes a reception monitored 24/7 with direct access to the shopping centre and riverside promenade. Area reserved for mailboxes is located in front of the reception. Entrance to the separated lift lobby for apartments on 4th - 34th floors has glazed sliding wall connected to entry card reader. Entrances to the apartment dwelling houses are monitored by the camera system.

COMMUNAL CORRIDORS ON FLOORS A sound insulation carpet is on floors in accordance with the interior architect's design. Surface finish of walls is designer washable wallpaper.

LIFTS

In the lift lobby, four lifts are available, one of which is an evacuation-supply lift. Three passenger lifts serve all basement floors and above-ground floors up to the 34th floor; the fourth evacuation-supply lift serves all basement floors and above-ground floors.

DOMESTIC WASTE

The apartment building's waste management system is in a ventilated room on the first underground floor with waste separation.

Note: The future seller reserves the right to replace individual items listed in this document with comparable-quality items.