



STRUCTURAL SYSTEM OF THE BUILDING

The building has been designed as a monolithic reinforced concrete skeleton with a stiffening core in combination with reinforced concrete ceiling slabs.

PARTITION WALLS

BETWEEN APARTMENTS: plasterboard walls system of safety class 3

INTERIOR: system plasterboard partition walls. The partition walls include two-layer cladding with boards of the thickness 12.5 mm and with noise protection insulation.

CLEARANCE HEIGHT OF THE APARTMENT

Above standard clearance height in habitable rooms (lounge and bedrooms).

Other rooms (such as hall, WC, bathroom, and or larder) clearance height is lowered by a plasterboard soffit with flush-mounted fixtures. In some cases, a part of the soffit can be lowered even in habitable rooms due to location of fixtures.

SURFACE FINISH OF WALLS, CEILINGS AND SOFFITS

WALLS: Plaster smooth casting covered with white double wear resistant coating for reinforced concrete walls. The plasterboard walls are covered with a white double wear resistant coating.

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 a white double wear resistant coating is in hall, WC, bathroom and larder.

FACADE

Full-area aluminium façade glazed with triple glass. Access to the balcony is through the opening glazed door from each habitable room.

EXTERIOR SHADING

Exterior shading – fabric shades clamped in guiding strips with increased resistance against the wind; operated by wall-mounted actuators, and are an integral part of the standard apartment fittings.

HEATING AND PREPARATION OF DOMESTIC HOT WATER

The heat exchange station is a central heat source for the apartment dwelling house. Distribution systems are run 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. Consumption of heat, hot water and drinking water is measured by meters with radio reading 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 the habitable room. Additional control of temperature in individual rooms is solved by thermostatic valves with thermal head installed on heating bodies.

HEATING BODIES – panel radiators completed with floor convection heaters are designed in habitable rooms in front of the glazed façade according to the project. Habitable rooms of all apartments, where the floor convection heater is replaced with under floor heating in the entire room, are an exception. Under floor heating is controlled by the wall-mounted controller. In the other habitable rooms of apartments, heating is designed by floor convection heaters located in front of the glazed façade and completed with a radiator according to request. Towel radiator regulated by a thermostatic head is located in bathrooms.



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, wash-rooms and separate WCs. Minimum hygienic exchange of air is provided by ventilation. In bathrooms and WCs, the capacity of exhaustion will be increased by switching on a light fitting. Kitchens are preliminary prepared for individual installation of exhaust 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 cool source. Cool supply to apartments is terminated with channel units above the ceiling. Consumption of cool 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 for fitted kitchen.

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. In washing machine area are 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. It is terminated with a reserve. All outlets in the kitchen are terminated. Outlets for ceiling lighting are in each room and terminated. An exterior design lighting fitting and exterior socket are installed in parts of loggias and operated from a habitable room. Individual measuring of electricity consumption 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 intended 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 entrance door to the building is provided by the video porter with colour display.

DOORS

ENTRANCE DOORS: fire doors, safety class 3, installed in the steel door casing, height 2,100 mm and width 1,000 mm, panoramic observation hole, including fittings.

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



FLOORING & TILING

HABITABLE ROOMS: wooden floating floor, layered with wooden wear layer, plinths and transition strips. Colour of floors is in accordance with the 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 for installation. Colour of tiling and paving is in accordance with the pattern book.

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

FITTED KITCHEN

Delivery and installation of the fitted kitchen, as well as all accessories, is not part of the 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 located on three basement floors. Entry to the garage is monitored and controlled by a barrier operated by contact free entry cards. Area of the garage itself is monitored for 24/7 by CCTV. Each parking place is identified by own number on individual floors. Direct access to lifts of the apartment building is allowed from the garage area. Garage lighting is controlled by a movement sensor. Power ventilation is designed in garages. 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 behind the reception. Entrance to the lift lobby for apartments on 35th - 45th floor is secured by glazed sliding wall connected to entry card reader. Entrances to the apartment buildings are monitored by the camera system.

COMMUNAL CORRIDORS ON FLOORS: sound insulation carpet is on floors in combination with the stone skirt along the circumference in accordance with interior architect's design. Surface finish of walls is design wallpapers.

LIFTS

Three lifts are available, of which two express passenger lifts in VIP lift lobby for building's upper 11 floors. Express lifts serve the 35th - 45th floor, ground floor and all basement floors. One evacuation-supply lift located in the second lift lobby serves for all basement floors and for all 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.