

Standard apartment fittings

Description of standard construction of apartment building, apartments, non-residential and communal areas in apartment building, and overview of standard fittings.

CONSTRUCTION SYSTEM

Monolithic reinforced concrete wall construction made of cross- and longitudinal-bearing walls, with monolithic reinforced concrete ceiling slabs.

FACADE

Contact thermal insulation system with mineral wool thermal insulation.

PARTITION WALLS

Monolithic reinforced concrete load-bearing as inter-partition walls or walls between individual residential spaces. Interior partition walls in apartments are mounted plasterboard.

SURFACE FINISH OF WALLS, CEILINGS & SOFFITS

On concrete constructions, masonry and ceilings, gypsum smooth plasterboard treated with a double coating of white paint is applied. Drywall constructions are treated with a double coating of white paint. Living rooms have full plasterboard ceilings.

WINDOWS

Window constructions have plastic profiles – interior white, exterior grey and white, in accordance with project documentation. Windows have insulating triple glazing, and all windows have all-round fittings. At least one hinged door leaf in each living room. Exterior window sills are sheet metal – colour matches window frame. Inner window sill is white, plastic. Balcony doors are hinged.

HEATING & PREPARATION OF DOMESTIC HOT WATER

Each apartment building has own gas boiler room with central distribution of heat and hot water to apartments. Heating of living rooms is provided by white panel radiators, bathrooms have white ladder radiators. Regulation of heating in apartment is via thermostatic heads on heating elements. Heat meters are located in separate enclosures accessible from the bathroom. Individual energy consumption meters are installed for each apartment.

VENTILATION

Fresh air supplied to apartments is ensured even when windows are closed via noise-damping wall elements on living room facade walls. Exhaust air is provided by a central device through exhaust valves in walls/ceilings of apartment social rooms. Exhaust is above apartment building roof or via heat-recovery air handling unit. Kitchens are designed for installation of circulation hoods with carbon filter (excluded from standard fittings).

COOLING

Apartments are prepared for individual cooling comprising space for an outdoor cooling unit on the balcony and associated electrical wiring, and preparation for removal of condensed air humidity from internal cooling unit in accordance with project documentation (outdoor units, indoor units including regulation, installation of refrigerant pipes and electricity connections and condensate drain are excluded from standard fittings).

WATER & SEWERAGE

Installations for bathroom and toilet are complete, including connection of fittings. Fitted kitchen area has blinded distribution of cold water, hot water and sewerage leading behind the kitchen units. Water consumption is measured via meters installed in the residential building's service shafts that are accessible from apartment bathrooms.

HIGH-VOLTAGE INSTALLATIONS

A high-voltage electricity circuit board is located in each apartment hallway, and connected to electricity meter in technical space outside the apartment. 230 V sockets are located in all living rooms and bathrooms. Sockets and switches are white, plastic. Kitchen space has preparation for four 230 V inlets and one 400 V inlet for kitchen appliances, terminated with a 3 m reserve. Kitchen outlets have closed terminals. Each room has ceiling lighting outlets with closed terminals.

LOW-VOLTAGE INSTALLATIONS

Low-voltage electricity circuit board is located in each apartment hallway. Each living room has white plastic TV socket and 2x RJ45 socket for Internet and telephone connections. Low-voltage connections to apartments (TV, internet, telephone) are provided by individual providers of such services. Communication between the apartment and apartment building entrance is via home audio-phone.

DOORS

Entrance doors are fire protection and security class 2, mounted in a steel frame, height 1 970 mm, panoramic window, metal rounded-handle. Interior doors are full smooth with foil coating and lock, mounted in doorframe height 1 970 mm, metal rounded-handle. Colour in accordance with samples.

FLOORING & TILING

Living spaces have laminate flooring, colour in accordance with samples, with matching skirting boards. Social spaces have floor tiles - colour in accordance with samples. Tiling range according to the current project documentation. Wall tiles in bathroom are in contact with the bathtub and shower to the height of the door, and at wash basin and WC up to the height of the installation wall. Floor tiles on balconies are suspended on discs. Balconies drain via sloped floor beneath tiles ending with drip ledge to drainage gutter.

SANITARY FITTINGS

Bathtub length 1 700 mm and width 700 mm, or shower, according to current project documentation. Console toilet with built-in flush module. Washbasin in bathroom and also in WC (for apartments with separate WC). On the washbasins and above the bathtub, respectively in the shower, chrome-finish mixer taps on wash basin, bath/ shower.

FITTED KITCHEN

Excluded from standard fittings.

CELLAR

Each apartment has one cellar, which is made of system steel lamellar elements with dust-proof floors.

PARKING PLACE

Each parking place has designated number. Traffic signs in accordance with Slovak Technical Norms.

COMMUNAL AREAS

Entrance to apartment building is through aluminium frame glass door with electronic lock controlled by contactless reading device. Lobby has hardwearing carpet with wall-mounted mailboxes. Entry hall and lobby area for lifts has epoxy floor paint and painted walls. Communal residential corridors have noise-damping washable floors, with wall coatings. Apartment building corridors have plasterboard ceilings, installed lights, motion detectors and emergency lighting. Escape stairs' floors, walls and ceilings have anti-dust coating.

LIFTS

Two 13-person lifts. Stainless steel cab and door, tiles on floor, mirror on side walls. Lifts are connected to Duplex intelligent elevator control system.

NOTES:

The future seller reserves the right to change individual items listed in this document, and replace them with items of comparable quality.