

REZIDENCE MODŘANKA

1. STANDARD FEATURES OF RESIDENTIAL BUILDING AND COMMON AREAS

Construction

- foundation
 - reinforced concrete slab foundation on pylons
- basement
 - reinforced concrete monolith frame
 - reinforced concrete load-bearing walls
- aboveground floors
 - load-bearing walls: masonry or reinforced concrete
 - non-load-bearing walls and partitions: brick walls
- ceilings
 - reinforced concrete slabs

Surfaces

- façade
 - contact insulation system, combination of EPS/XPS and mineral wool insulation - thickness 160 mm, thin-film external plaster
- interior plaster and paint
 - thin-film plaster on reinforced concrete surfaces
 - plaster on brick surfaces
 - wear-resistant paint
- floors
 - shared hallways and stairs – ceramic tiles

Common areas

- common areas - basement
 - parking garage
 - underground residential parking spaces with shared vehicle entry monitored by camera system with recording possibility
 - stacker parking places or standard parking places, in accordance with the project documentation
 - sensor-controlled lighting
 - garage door – remote-controlled sectional door

Modřanka_Standard Features F1_200721_FINAL

- cellars
 - shared cellar room with fire-resistant door, individual storage spaces separated up to a height of 2m by sheet-metal slats, remaining height by wire mesh
- common areas – aboveground floors
 - main building doorway
 - aluminium non-thermal-bridge profiles, insulated dual glazing
 - locks
 - entry doors to building – electromechanical lock with possibility of unlocking door from inside the apartment
 - for entering the garage and for entry doors to building , a key will be provided from the central key system
 - lighting
 - hallways, stairs and lobby – sensor-controlled
 - outdoor areas in front of entryway – sensor-controlled
 - mailboxes – sized for A4 envelopes, built-in nameplates
 - railing – only handrail - painted steel
 - elevator – passenger elevator serving all aboveground and underground floors
 - fencing
 - gardens – plastic-coated steel chain link fence with posts, height min. 160 cm

2. STANDARD FEATURES OF UNITS

- interior walls – surface and finish
 - brick walls – plaster with corner beads
 - reinforced concrete walls – plaster or plaster-quality finish, white wear-resistant paint
 - ceilings – plaster or plaster-quality finish, white wear-resistant paint, pipes in hallways and bathrooms are hidden in drywall framing or false ceiling
- windows and balcony doors
 - wood frame, EURO profile, insulated dual glazing
 - ground-floor windows with safety glass
- windowsills
 - interior – laminated with “nose”
 - exterior – plastic-coated sheet metal
- balcony and terrace railing – hot-dipped galvanized steel bars, with partial infill or infill
- doors
 - main apartment door
 - single-winged, smooth, solid full, fire-resistant, wood-patterned lamination on the outside as per architect, white or wood-patterned lamination on the inside, size 900/1970 mm, safety class 2
 - security fittings and cylinders
 - wooden threshold
 - steel security frame

Modřanka_Standard Features F1_200721_FINAL

- interior doors
 - single- and double-winged, height 1970 mm, laminated with wood pattern, smooth, solid full or glazed depending on architect design, no threshold
 - door casings, laminated with wood pattern
 - transition strips at interstices between two types of flooring
- floors
 - interior of units
 - entry hallway, bathrooms, WC, pantries – ceramic tiles with parallel joints; in bathrooms and WC possibility of choosing from several standard variants
 - hallways by bedrooms, bedrooms, living rooms and kitchen areas – floating laminate floor, possibility of choosing from several standard variants, melding along the walls
 - balconies – ceramic frost-resistant tiles
 - loggias and terraces - concrete paving on support pedestals
- wall tiles
 - bathroom – ceramic tiles up to a height of ca. 200 cm, horizontal joints, possibility of choosing from several standard variants
 - WC – ceramic tiles up to a height of ca. 120 cm, horizontal joints, possibility of choosing from several standard variants
- fittings
 - bathroom
 - white ceramic sink
 - faucet: water-saving upright lever mixer, chrome
 - plastic white bathtub
 - depending on layout, in some units walk-in showers with screen, single-lever shower faucet, chrome
 - white wall-mounted toilet, hidden tank, plastic seat
 - WC
 - small white ceramic sink
 - faucet: water-saving upright lever mixer, chrome
 - white wall-mounted toilet, hidden tank, plastic seat
 - kitchen
 - cold and hot water connections for kitchen corner covered with blind flange
 - drain for kitchen sink covered with blind flange
 - kitchen counter, ceramic tiling, final water pipes, wiring and appliances not included
 - washing machine connection – rooms marked with a washing machine will be fitted with cold water and wastewater connections including washer hookup

3. ELECTRICAL SYSTEMS

- outlets and light switches – single or double plastic light switches, single or double plastic power outlets, placement as per floor plan
- lighting – in entry hallway, bathrooms and WC: wired for lighting fixtures, with socket and light bulb; in other spaces: wired for lighting fixtures
- data – data cables wired into the living room and master bedroom, data outlets will be placed into frames along with shared TV antenna outlets
- television – shared rooftop television antenna, television outlets in all living spaces
- intercom – front-door callbox with video camera, doorbells for units and audio telephones with video telephone option, electrically controlled opening of main building door

4. WATER AND WASTEWATER DISPOSAL

- plastic water and wastewater pipes in the units
- consumption of warm and cold water measured separately for each unit, meters and turnoff valves located in utilities shafts accessible by hatch

5. HEATING AND WARM WATER

- warm-water heating system, central gas-fired boiler located in the basement
- heat consumption measured separately for each unit using meters located in a niche accessible by hatch from the shared hallway on each relevant building floor
- steel panel radiators with thermostatic shutoff valve
- in bathrooms: towel radiators

6. VENTILATION

- mechanical ventilation system with heat recovery
- kitchen - recirculating cooker hood – not included
- bathroom and WC - central vacuum ventilation

The investor reserves the right to make changes that will not reduce the quality of the unit.