

Description of partial finishes	
Energy class of the building	"A+", with a sound insulation class of at least "C".
Foundations	Reinforced concrete piles.
Walls	Ceramic masonry block/monolithic walls. Brick walls are plastered, concrete walls are not plastered.
Facades	The thermal resistance of the walls complies with the requirements of the building regulations for buildings with energy performance class "A+".
Roof	The pitched roof is insulated in accordance with the requirements of the building normative acts and complies with the energy performance class "A+".
Partitions and floors	Supporting frame - monolithic slabs, columns, supporting internal walls. A concrete screed with sound attenuation layers shall be installed throughout the building. The floor slabs, together with the floor structure of the apartment, shall have a sound insulation class not less than 'C'.
Partitions	Partitions between apartments and between apartments and common areas shall be constructed of double ceramic block masonry with a soundproofing interlayer. The partitions shall be constructed of single-layer ceramic block masonry. For partitions between the flat and the flat, and between the flat and the staircase, the sound insulation performance shall be at least Class 'C'.
Ceiling	The ceiling is a monolithic slab. The ceiling of the underground car park is monolithic, insulated in the required areas. Corridor ceilings are segmental suspended, staircase ceilings are plastered and painted.
Windows	Windows / rooflights shall be installed in wood with an aluminium protective profile on the outside or in aluminium. The external colour of the wooden windows shall be adapted to the coordinated facade design, the internal colour shall be whitewashed pine. Aluminium windows external and internal colour according to the agreed facade design. Interior windowsills are not installed in the apartments.
Doors	Entrance doors to staircases - aluminium frame, laminated - tempered glass. Door opening is controlled by a phone app, card and PIN code. Entrance doors to technical rooms shall be of the required fire resistance, metal, lockable. Entrance doors to the flats are of the "armoured" type, multi-layered with peephole, with external and internal frames, stainless steel threshold. The smart lock of the apartment door has the highest security class (7) according to European standard EN 14846:2008. Door opening is controlled by a phone app, card, PIN and biometric data (fingerprint). The doors of the storerooms are metal.
Balconies, terraces and railings	Balconies - monolithic g/b panels.

Water supply / sewage	<p>Household sewer risers shall be made of soundproof pipes. Waste water pipes shall be led to the sanitary facilities foreseen in the project. The sewage system is designed to the sanitary installations planned for the project. The sewage system shall be installed in the sanitary installations planned for the kitchen and the kitchen area.</p> <p>The premises are equipped with cold and hot water pipelines. Pipes with blinds shall be brought to the sanitary installations as per the design. Sanitary installations to be designed to the plumbing fixtures to be installed in the bathroom and kitchen area.</p> <p>No sanitary appliances are installed. Connection of pipelines to appliances shall be made by the Buyer.</p> <p>Indoor cold and hot water meters are installed.</p>
Heating	<p>The underfloor heating system will be a collector system with separate temperature controllers for each circuit.</p> <p>The thermostats in the apartments are installed by the Buyer.</p>
Ventilation and heat recovery system	<p>The apartments and commercial premises have space for a heat recovery ventilator to be installed by the Buyer. No ducting is provided in the apartment area, which shall be installed by the Buyer.</p> <p>Air intake through the facade shall be installed, and exhaust air ducts shall be installed in the ducts.</p> <p>Install ducts for cooker hoods.</p> <p>Freon main pipes from the apartment to the outdoor unit are installed in the air-conditioning system. The external air conditioning unit and the air conditioning system in the apartment shall be installed by the buyer.</p>
Electricity networks	<p>Inside the apartment, there is an intermediate power distribution panel, which is equipped with an input pick and three automatic switches (for the communication panel, the heating collector and the external condensing unit) + spare spaces.</p> <p>The apartments are not wired for electricity, this is done by the buyer according to the interior design.</p>
Low currents / safety	<p>CCTV at the entrances/exits of the staircases in all blocks, in the playground and in the gates.</p> <p>A CCTV system shall be installed in the underground car park at car entrances/exits, exits/entrances to staircases/elevators.</p> <p>Concierge room management. Video phone lock for each apartment.</p> <p>The apartment is equipped with a doorphone (video phone lock). The rooms are equipped with autonomous fire detectors, and the stairwells and car park have a fire detection and alarm system. A low-current switching box shall be installed in the stairwell on each floor of the building, and conduits for low-current cables shall be installed from the box to the low-current distribution box in the room.</p> <p>Connection works within the scope of the Customer - after the subscription contract has been signed - are carried out by the service provider.</p>
Staircase	<p>Stairways shall be constructed of prefabricated g/b elements and monolithic stairs, according to the design solution.</p> <p>Staircase flooring and skirting - mosaic concrete slabs. Walls are plastered/glued stone panels. Ceilings made of prefabricated metal segments.</p>
Lifts	<p>Installation of g/b monolithic elevator shafts, supplied by Schindler.</p>

Underground car park	<p>The floor of the car storage facility is concrete with a polyurethane coating. Walls - natural concrete, fibre concrete slabs. Ceilings - concrete, insulated and painted where necessary.</p> <p>Gates - automatic lifting gates, operated by number scanning or telephone call. Entry/exit controlled by traffic lights.</p> <p>Additional lighting is being added to the basement for the integrated heritage assets. The possibility of installing electric cars is foreseen for all apartments, commercial.</p>
Environment	<p>Watering is automatic for all plantations.</p> <p>Refuse containers, with sorting facilities, are provided in a separate room.</p> <p>The inner courtyard is enclosed with fencing.</p> <p>Privacy is created by means of green spaces - there should be no access to apartment windows, terraces, no direct visibility. Lawns, children's playgrounds.</p> <p>The area is lit according to the project.</p> <p>The area is landscaped according to the project.</p>