

Projekt Victoria Košiče

Quality standard of houses and flats *

A) Construction and surface treatment

Load-bearing		predominantly monolithic reinforced concrete structure in combination with load-bearing masonry
Internal partitions	partition walls between apartments	monolithic reinforced concrete, supplemented in the required places by an installation nickname; or brickwork; gypsum plaster, white painting
	internal partitions	ceramic masonry; gypsum plaster, white painting
Roofs	roof	flat roof with thermal insulation and waterproofing
	loggias	a wooden grate with a wooden deck, eg larch or Siberian larch.
	balconys	epoxy trowel
	terraces	wooden grate, in selected apartments preparation for placing a whirlpool on the roof terraces
	roof over basements	vegetation formation with waterproofing
Facade		contact thermal insulation system with plaster; thermal insulation consists of mineral wool
Ceilings	chambers, apartment corridors, halls	plasterboard ceiling in case of distribution lines or for leveling of ceiling transitions of heights - clear height according to specific location, never less than 2400 mm
	bathrooms, toilets	plasterboard ceiling - clear height at least 2300 mm
Flooring	living rooms, apartment corridors	wooden floor, natural oak tread, three-lamella finish: varnished, perimeter strip white; floor color version at no extra charge: bleached; variant with surcharge: natural oiled floor and others as part of client changes
	bathroom, toilet, hall, pantry	modern large-format rectified paving from renowned manufacturers - Italian brand Sintesi Explorer series standard 60x60 cm, choice of several color variants for a higher standard (city house and duplex apartments) **

		německá značka Porcelaingres , série Urban standard 60x60 cm, výběr z více barevných variant
	corridors, vestibules, stairs	paving - color according to the architect's choice
	garage, cellars	monolithic concrete + colored trowel
Tiles	bathroom, toilet	modern large-format rectified tiles from renowned manufacturers Italian brand Sintesi, Explorer series standard 60x30 cm The tiling on the toilet is made to a height of about 1.2 m, above it will be plastered. for a higher standard (city house and duplex apartments) German brand Porcelaingress, Urban series standard 60x60 cm, choice of several color variants
Gardens and front gardens	Fence	metal mesh with surface treatment
	vegetation	small shrubs and grass

) Building elements

windows	frames and glazing	wooden E R profiles glazed with clear insulating double glazing, lockable for flats in contact with the terrain
	outdoor shading	preparation for external aluminum blinds with electric control across the entire width of the windows (balcony doors) In selected apartments, shading by front window blinds will be fully realized
	glazing of loggia	it is a client above standard - the client pays separately additional installation is subject to uniform rules for technical and design solutions loggia glazing only in selected apartments
	interior window sills	white laminate surface.
doors	entrance door - house	system metal door frame, inserted into the glass wall of a steel system with an interrupted thermal bridge
	entrance door - apartment	solid, fireproof, security class 3, steel door frames
	interior door	doors of above-standard height 210 cm in rebate-free design with hidden hinges



		door frame lining in the door design with a so-called butt connection, ie at 90 ° smooth, full; in selected positions sliding into the case or glazed; White color
	forging	from a renowned company such as M&T with a flat rosette, magnetic lock
Tinsmith constructions		Al or plastic coated sheet or TiZn

C) Equipment of housing units

Water measurement		remote meter readings
Furnishing items	Washbasin, double washbasin	Laufen Pro S design series, with a battery hole in the middle and a click-black system
	washbasin (toilet)	Laufen Pro S design series
	Toilet bowl, flushing system	Hanging, Laufen PRO Rimless design series with softclose Pro S Duraplast seat pre - wall system for walling - Tece BOX / pre - wall module to SDK - Tece Profil control button Tece Square glass, white for a higher standard (city house and duplex apartments) Tece Square glass, chrome
	bidet system	For a higher standard (city house and duplex apartments) separate bidet faucet with shower
	faucets	Hansgrohe design series - HG248 for a higher standard (city house and duplex apartments) Grohe design series - Grohe Grohe IV
	bathtub	Kaldewei Saniform Plus design line dimensions 180/80 cm, 170/75 cm filling the bathtub with the siphon overflow glass bath screen Laguna concealed bath mixer Hansgrohe HG248, shower set Hansgrohe, Rain function for higher standard (city house and duplex flats) Grohe concealed bath mixer - Grohe Grohe IV shower set Grohe Tempesta Cosmopolitan III

	shower	Shower tray, Anima LIMNEW square, cast marble, size 90/90 cm, sloping shower enclosure with tiles bricked in selected apartments round overhead shower Optima 20 cm niche shower door - HÜPPE STRIKE 90 concealed mixer Hansgrohe HG248 Hansgrohe bath set, Rain function for a higher standard (city house and duplex flats) Grohe concealed faucet - Grohe Grohe IV bath set Grohe Tempesta Cosmopolitan III
	kitchen	preparation - water outlet and sewerage from the installation core, preparation of pipes for connection
Heating	housing regulation	Wall-mounted room thermostat + control with thermal heads on radiators ,, calorimetric measurement with remote reading for each apartment
	radiators	plate smooth bodies, thermostatic head, white color
	bathroom	radiator (heating ladder) combined KD white, Thermal Trend for a higher standard (city house and duplex apartments) radiator combined Savoy, chrome, P.M.H
Heavy current	switches, sockets	from ABB, LEVIT design series, white / white or ice white / white
	lighting fixtures - chambers, bathrooms, toilets, corridors, halls	bathrooms and toilets - spot lights in plasterboard ceiling corridors, halls, chambers, halls - surface light / spot lights
	fixtures - living rooms	socket with light bulb

	Kuchyňské kouty	Prepared for the future execution of the electrical installation of the kitchen unit - individual electrical circuits plugged in the place of the future kitchen unit. As part of client changes, it is possible to distribute the electrical installation to precisely specified locations according to the client's wishes.
Slaboproud	telefonní rozvody	connection to all low-current sockets in the apartment
	příjem TV signálu	a separate system for receiving terrestrial and satellite digital broadcasting STA, a separate cable will be routed from the main station in the apartment to each living room
	domácí telefon	the apartments will be equipped with home telephones located on the wall of the apartment entrance door, as part of client changes it can be exchanged for a videophone.
	internetový příjem	sockets located in all living rooms
	inteligentní domácnost	preparation for the installation of a wireless system with the possibility of control via an application on a smartphone / tablet
	koupelny, WC, komory s pračkou	air exhaust fans to the central air exhaust system above the roof
VZT	kuchyňské kouty	příprava pro instalaci digestoře vývodem spiro potrubí ze stoupacího potrubí v šachtě
	chlazení	příprava na instalaci ve vybraných bytových jednotkách

D) Technické zařízení budovy		
Přípojky	vodovod	objekt napojen na nové vodovodní přípojky
	kanalizace	objekty napojeny jednotně na kanalizační přípojky
	NN	zavedena smyčka distribučního rozvodu PRE Di
	UPC	napojení domu novými slaboproudými přípojkami v ulici Musílkova
	plynovod	objekt napojen na novou plynovodní přípojku
Systém vytápění	topení	plynová kotelna (umístěna v objektu M2)
	ohřev TUV	plynová kotelna (umístěna v objektu M2)
Výtah	od renomovaného výrobce např. Schindler, KONE, OTIS	
Přístupový systém ACS	vstup do domu v 1.NP bude vybaven autonomní čtečkou (bezdotykové čipy), ovládání garážových vrat pro vjezd – systém GSM brány, pro výjezd - indukční smyčka	
Parkovací systém	Kombinace pevných a zakladačových stání	

E) Soupis výrobků a zařízení neobsažených v rozsahu díla	
- kuchyňská linka, digestoř včetně napojení, dřezová baterie, kuchyňské spotřebiče	
- obklad za kuchyňskou linkou	
- vestavěné skříně apod.	
- zřízení telefonní stanice a dodání telefonního přístroje, zřízení datové služby a kabelové TV	
- svítidla a jejich zapojení (svítidla v koupelně a předsíni jsou součástí dodávky)	
- další ve smluvních dokumentech nespecifikované dodávky, zařízení a výrobky	

** vyšší standard - byty typu city house a duplex:

M.5.24, M.6.29, E.1.39, E.1.40, C.4.29, D.4.37, E.4.45

*Developer si vyhrazuje právo na změny uvedeného vybavení a zařizovacích prvků, a to za prvky shodné či vyšší kvality.