



Apartment Buildings G1-G5

standard apartment

catalogue of standards

top'rezidence

POMEZÍ

STANDARD OF THE OBJECT

ENERGY STANDARD

- low-energy apartment buildings
- energy label B

DOORS AND FLOORS

ENTRANCE DOOR TO THE APARTMENTS

- security class 3, standard fire resistance with a safety lock, doorknob-handle fittings

INTERIOR DOORS

- full veneered or white lacquered with a lining non-fold doorframe, hidden hinges, magnetic lock, rosette fittings, clear height: 2.1 m; in some doors an acoustic door grille – according to the project of air conditioning
- to the living rooms partially glazed doors

TREAD LAYERS OF THE FLOORS

- **entrance to the apartment** – a wooden multilayer floor, glued all-over – choice of several types, including peripheral slats
- **technical room / chamber** – ceramic tiles – choice of several types, including a plinth
- **living rooms, bedrooms, children's bedrooms** – a wooden multilayer floor, glued all-over – choice of several types, including peripheral slats
- **balconies and terraces** – decking from quality terrace boards

BATHROOMS – FURNISHINGS, FLOOR TILING AND TILING

FURNISHINGS

- wall-hung toilet + preparation for a bidet seat
- small washbasin in the WC: ceramic, approx. 40 x 26 cm
- ceramic washbasin, medium, approx. 60 x 47 cm
- enamel bathtub, min. 170 x 80 cm, a bathtub sink with overflow filling
- no-tray shower with a floor gutter, alternatively a cast-marble or ceramic shower tray, dimensions according to the disposition
- glass shower screen
- for both the small washbasin and the washbasin: a stand lever faucet, chrome
- concealed thermostatic shower and bath faucet, chrome
- hand shower both in the shower and next to the bathtub

TILING AND FLOOR TILING

- large-format, rectified, floor tiling 60 x 60 cm, tiling 60 x 30 cm

ELEMENTS AND TECHNOLOGIES OF THE APARTMENT

- **windows** – solid wood, EURO profiles with insulating triple glazing, windows on the ground floor – glass with a safety foil, frame colour according to the project documentation
- **shading** – external blinds on all windows, with electric control and connection to a wind sensor mounted on the roof of the building, preparation for pergolas in some apartments to the extent according to the project documentation
- **window sills** – interior window sill boards: laminated
- **preparation for installation** – preparation for the connection of an automatic washing machine and dryer; in the kitchen unit area: closed hot- and cold-water outlets, sewerage, for the possibility of connecting pipes for the sink and dishwasher
- **whirlpool** – in some apartments with a front garden preparation for a whirlpool in the standard (water and electricity – according to the project) – addition of the whirlpool itself possible as a client change

CENTRAL HEATING

- **heat energy source** – for each building a gas boiler room – a central gas boiler
- **heating** – hot-water
- **radiators** – hot-water floor heating convectors in the living rooms, electric heating ladders and electric floor heating mats in the bathrooms
- **domestic hot water** – central preparation – storage heaters for each building

AIR CONDITIONING AND COOLING

- **ventilation** – decentralized ventilation with heat recovery and an enthalpy exchanger, ventilation air distribution in the soffits and floors of the apartments; a central inlet; for the bedroom and living room doors – an acoustic door grille, alternatively crosstalk elements above the room doors; wall or ceiling recuperation units – according to the HVAC project
- **cooling** – preparation for split units – cooling can be added as a client change
- **hood** – circulating / filtration, without connection to HVAC (client delivery)

NOTE:

The investor reserves the right to replace the above-stated materials and fixtures (types, series, etc.) with substitutes featuring adequate or better technical parameters. These are for example cases when the said materials and / or fixtures are out of production at the time of construction or are not available for another reason.

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ELECTRICAL INSTALLATION

- **heavy-current wiring** – floor electricity meter switchboards; the cabling design allows for an intelligent control of elements and systems within a client change
- **preparation for intelligent household control** – the standard package features the control of heating and blinds
- **switches, sockets** – in the range according to the project
- **low-current sockets** – a socket for common TV aerials in each room, a low-current switchboard equipped with passive elements (possibility for mounting a WI-FI router), a data socket in the rooms
- **home phone** – a doorbell panel with a camera at the gate, in the apartment an audiophone next to the entrance door, as a client change possibility of exchanging for a videophone
- **lamps** – the lamps in the apartments are not part of a standard delivery, there is only preparation for fitting lamps according to the project documentation; the lighting of the terraces and balconies is part of the standard, lamps with energy-saving LED sources according to the architect's design
- **metering** – separate metering of all media (water, electricity, heating and cooling) for each apartment, remote metering
- **TV system** – reception of terrestrial digital signal is provided + possibility of extension by satellite reception and cable TV
- **data** – data distribution from the central switchboard to each apartment
- **electronic security alarm** – addition possible within a client change

BUILDING CONSTRUCTIONS

- **construction system** – solid brick or monolithic wall system with reinforced-concrete monolithic elements
- **peripheral and load-bearing walls** – bricked from blocks or monolithic reinforced-concrete walls according to the project
- **walls between the apartments** – bricked from blocks or monolithic reinforced-concrete walls according to the project
- **partitions in the apartments** – bricked from blocks
- **floors** – an anhydrite self-leveling or concrete floating floor above thermal and impact insulation, as a base for the tread layer
- **plasters** – smooth lime-plaster plasters
- **painting** – double quality painting in a white tone
- **soffits** – plasterboard constructions – the bathrooms, WCs, corridors, chambers – to the necessary extent determined by the project

EXTERIOR PRIVATE AREAS

- **railings** – segments made of glued safety glass in combination with steel elements, according to the project documentation
- **at the exit to the garden** – frost-resistant outflow fittings mounted
- **landscaping** – grassing and planting of the front gardens according to the architectural design, planting of green fences (hedges) and trees defined by the project
- **irrigation** – preparation for irrigation in the front gardens – a water outlet in the irrigation installation box with the possibility of connecting a garden hose (the irrigation system itself is not part of the project)
- **pergolas** – in the front gardens to the extent according to the project; preparation for a bioclimatic pergola – a frame including anchoring and electrical preparation in standard; addition of tilting electrically-driven slats within a client change
- **access walkways to the apartments** – staple concrete
- **supporting walls, fencing** – reinforced-concrete walls; wire fencing; gabion walls – to the extent according to the project documentation

COMMON AREAS OF THE APARTMENT BUILDINGS

- **entrance to the house and common areas** – design created by the project architect; the exterior of the entrance consists of aluminium facade panels, there is ceramic tiling in the interior
- **staircase** – a reinforced-concrete structure, acoustically separated from other house structures, steel railings
- **tread layer** – large-format ceramic rectified floor tiles
- **entrance house door** – aluminium glazed, with an electromechanical lock
- **home equipment** – a doorbell panel with a camera, mailboxes, cleaning zones
- **interior lighting** – lights with energy-saving LED sources
- **garage parking spaces** – the entrance to the car park will be closed by a sectional garage door with remote control, the parking spaces will be marked and numbered
- **common external areas** – grassy areas and landscaping (shrubs, trees), paved areas and roads
- **exterior elements** – stone gabion and reinforced-concrete walls, benches in the range according to the project
- **waste** – lockable space for municipal waste, sorted waste in the public space
- **elevator** – a quiet-operation elevator without a machine room, with a structurally separated shaft

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