

# Technical Specification of the Project

## Basic capacity:

- Number of underground floors: 1
- Number of above-ground floors: 4
- Number of flats: 22
- Number of sheltered parking spaces (in the basement): 24
  
- Number of cellars: 22 cellars on the ground floor.

### Technical facilities of the building:

- Technical room in the basement by the staircase
- Ventilated space for home waste containers accessible directly from the service communication (car park)
- A central gas boiler room and a cleaning room on the ground floor.

## Technical equipment of the building:

- Connection to gas, drinking and fire fighting water, sewerage system and rain drainage, data and telephone connection
- Electronic security system
- Internet and wi-fi connection
- A joint gas boiler room and heating of domestic hot water
- Individual measurement and invoicing of water and energy
- Floor heating; remote individual GSM control
- Domestic hot water with circulation
- Silent ventilation of toilets, bathrooms and kitchen extractor hoods with luxurious finish of backward flaps to prevent transfer of possible odours or noise among apartments
- A lift
- A protected emergency exit (a staircase with a lift) with fire pressurized air-conditioning guaranteeing safe escape of people to the open space.
- An emergency power unit for the lift and fire ventilation

## Construction features of the building:

### Basic construction

- Reinforced-concrete and concrete monolithic foundations (combination of spread footing and wall footing)
- Reinforced-concrete semi-prefabricated and monolithic basement (combination of a wall system and skeleton using steel and reinforced-concrete monolithic girders)
- Concrete facade
- The upper construction walled using Porotherm ceramic blocks with monolithic reinforced-concrete rings and prefabricated ceiling reinforced-concrete Spiroll panels
- A massive wooden roof frame with safe roof overlaps.

- The roof frame will be visible, the heat insulation will be placed on the boarding above rafters; this solution combines an esthetic experience of the visible wooden construction with the advantage of continuous heat insulation without cold bridges and with a higher life span due to the bare wooden roof construction, which makes it easier to maintain and check!
- Staircase: Reinforced-concrete, prefabricated, soundproof, with central position and natural lighting and ventilation
- A stainless lift with an attractive steel glass lift shaft
- Walls between apartments made of heavy acoustic Porotherm ceramic blocks that are 30 cm thick
- Ceiling made of gypsum board
- Wooden multi-layer ventilated facade (larch-tree boards with a bleached surface finish and stone plinth.
- windows, high-quality atypical windows made of glued larch-wood sections.
- balconies, terraces made of glued larch-wood.
- Floors
  - Living rooms and bedrooms
    - High quality of Italian modern ceramic, suitable for floor heating.s
  - Halls, corridors, bathrooms and toilets.
    - High quality of Italian modern ceramic, suitable for floor heating.:
  - Parking lot
    - Concrete locking pavement, e.g. Best - Beaton
- Bathroom equipment
  - Fitting of bathrooms and toilets, Duravit
  - Taps, Kludi E2
  - AVENTO – bathroom heaters
- Entry door to flats
  - Solid oak brushed oiled doors with hidden stainless hinges, anti-fire
- Interior doors
  - Solid spruce brushed oiled doors with hidden stainless hinges

For more info please [contact us](#).