

Technical description BRD building- PREMIUM

Description of the building

Foundation:

The cast in situ, reinforced concrete base slab is founded on piles.

Load bearing structures:

The building will be constructed of reinforced concrete for the structural walls.

Floor slabs:

The floor slabs are constructed of cast in situ reinforced concrete, with a flat surface on both sides. Dimensioned screed is laid on the floors slabs as a floating layer, in order to provide insulation from sound.

Walls:

The basement walls, stairwell walls, and all required stiffening walls will be cast situ reinforced concrete. The elevator shafts are made of cast in situ reinforced concrete. The external walls consist of 30 cm cast in situ reinforced concrete, provided with dimensioned heat insulation system according to the thermal engineering standards. Separating walls within the apartment are made with installed steel structure, 2x2 layer plasterboard cladding, in a total thickness of 10 cm. Dimensioned sound-proof walls separate the apartments which comply with the sound engineering standards.

Roofing:

The insulated roof slab will consist of bituminous waterproofing, with green,-and covered roof on the top.

Terraces:

The upper storey terraces, loggias and balconies are tiled with anti-slip, antifreeze ceramic tiles. The terraces and balconies are provided with double-glazed, glued, thermally reinforced, safety glass fences, locksmith structures or solid walls, which are mixed according to architectural plans.

External doors/windows:

The windows and balcony doors are made from plastic profile system, with 3 layers of heat insulating glass and perfect airtightness. Each apartment is installed with an air inlet unit in at least one window or door. The external windows and doors are provided with a motorized roller shutter with surrounding frame

Facades:

The building facades are rendered in a variety of surfaces and colours, partly with mounted facade panels in accordance with the architectural plans.

Internal plastering:

The walls are plastered with gypsum or cement based plaster. The ceilings are skimmed without plastering.

Elevators, corridors:

Modern, silent elevators are installed in the buildings. The indoor garage gate is operated by remote control. Fire rated steel doors – according to the building regulations - are installed between the indoor garage and the staircases. Staircases are finished with modern resin floor cover, the common areas are tiled with stone-ceramic floor-tile.

Building engineering systems:

Heating energy is provided by the district heating supplier which is responsible for heating and creating warm water in each apartment. The consumption costs for each apartment are calculated according to individual sub meters, which are located at the common areas near to the apartment. Extractor fans are installed in bathrooms, toilets and storage rooms where natural ventilation is not provided. Kitchen extractor fans are connected to pipe system including non-return valves. The sewage pipe- and the rainwater pipe system are separated from each other and lead to a separated system on public premises also.

Electricity:

The electrical power consumption meters are placed in the electrical switch room, furthermore in the electric meter box on each floor. The electrical cabling system – copper wires - in the apartments are placed in sheath tubes which are installed inside the walls. At the basement the wires are led in cable trays and outside of the walls as well.

Motion controlled, protected lamps are placed in the common areas in accordance with the regulation of the specific areas.

Lamps with twilight sensors are installed at the building entrances.

A Video camera system with digital recording option, is installed at the building entrances and in selected places around the common areas

The main entrance door can be operated with a digital phone intercom, with door opening option outside, with phone intercoms mounted in each apartment.

General technical specification of the apartments

Fixtures of the apartments: wall and floor tiles, bath tubs, shower stalls, sanitary equipment and internal doors can be selected from the premium collection and we offer the possibility to choose from different categories until a certain deadline, specified in the sale and purchase contract, in case the date of the contract doesn't lapse the deadline of the product (e.g. tiles) selection.

Internal height:

The average internal height of the apartments is 2,91 meters.

Apartment entrance doors:

Security entrance doors with MABISZ certification and central lock with several locking points.

Internal doors:

Internal doors with either laminated or CPL plain surface, mortised splinter insertion or paper grid insertion with stainless steel door handle. The nominal height of the run in frame is 210 cm.

Floor and wall tiles:

First class wall tiles are fitted in sanitary rooms extending above the height of the door frame. Whole tiles are used only. (The exact height depends on the dimensions of the chosen tiles.) Ceramic tiles are fitted between kitchen cabinets to a height of 60 cm. All positive joints are protected with plastic edge. The sanitary rooms and kitchen floors have first class ceramic tiles. The floor and wall tiles can be selected from the collection provided by the Seller. The balconies and terraces are tiled with a material selected by the architect in order to keep the façade uniform

Laminated parquet floor:

First class laminated parquet floor.

Floor and wall tiles:

First class high-quality glazed tiles or gres tiles.

Surface dressing:

Dispersion paint is applied to the side-walls over skimmed surface in the internal walls of the apartments. Dispersion paint is applied to the ceilings over skimmed surface.

Kitchen:

Apartments will be handed over with built-in kitchen furniture with upper and lower cabinets, and equipped with kitchen appliances: electric hotplate and oven, kitchen extractor fan and sink with faucet (The position of the fridge is shown on the layout, but it is not included in the standard fixtures). Laminated fronts, countertops, and handles can be selected by the Seller, as well as wall tiles between the upper cabinets and countertops. One basin sink with faucet is installed in the kitchen from the types offered by the Seller.

Sanitary equipment:

The apartment's bathrooms (or other marked utility rooms, e.g. laundry rooms) are equipped with washing machine connection and dishwasher electrical-, water- sewage connection in the kitchens. Toilets are built-in types with dual function push button.

Heating:

Radiators are installed in the apartments to provide heating.

The radiators are white color steel plate products with a thermostatic valve operation, moreover towel drying racks are available in the bathrooms.

The temperature can be set by a central thermostat in each apartment.

Air conditioning:

The complete base pipe system (waste water, electrical intake, and the air condition pipes) is installed, with a split indoor and outdoor unit. The outdoor unit is placed in the specified area of the structure, which is formed within the balcony of the apartment. The acoustic compliance of the rooms are considered at air condition units off mode.

Ventilation system:

Extractor fans are installed in baths and toilets and storage rooms where natural ventilation is not provided. Kitchen extractor fans are connected to pipe system including non-return valves.

Consumption:

The consumption of cold water, heating energy as well as electricity can be metered and calculated separately. The sub meters are centrally registered; it doesn't require to enter the apartment to read them.

Electricity:

3 pieces in each room, 4 pieces in the living room, 6 pieces in the kitchen (extractor fan, fridge, dishwasher, +3 pieces above worktop), 2 pieces in the bathroom (washing machine +1 piece) and 1 piece on the corridors of 230 Voltage electrical socket is installed with 1 lamp inlet for each premises on the ceiling. 1 electrical socket on the balconies with side wall or ceiling mounted lamp switched from inside. Each lamp on the facade is positioned according to the architectural plans (it cannot be modified). In addition, counter illumination inlet, in the bath room side wall lamp inlet for mirror is provided. Modern designed electrical sockets and switches are provided in each apartment. The light fittings do not belong to the variety of basic or standard equipment, but the electrical wiring and the switches are provided. Each apartment will get (3 x 16A) electric power. 1 TV socket in each room and 1 internet socket is provided according to the furniture plan.

All balcony doors and windows on the 1st floor, the entrance doors and balconies on the upper floors are installed with sheath tube for the motion sensor alarm system. The completion of the alarm system can be ordered optionally.

Smart home system:

Basic description: according to the standards, and expendable according to needs, either wire-or wireless communication technology is completely installed. A personal computer, a smart phone or tablet and internet connection is required in order to customize and set up the system, which have to be provided by the Buyer.

The units belonging to remote control system can be operated independently from the smart home system (light switches, sockets, thermostats, roller shutter switches).

Central unit: mounted above the entrance door, connected to 230 V electrical socket.

Central thermostat: 1 digital unit for each apartment, operated by remote, programmable, manually adjustable with digital thermometer. The owner must take care and change the battery regularly.

Smart sockets: 2 pieces in each apartment, the position can be selected by the Buyer.

Programmable, operated by remote, report of the actual status, regular and actual consumption on a digital display.

The purchase price does not include:

The decor wall tiles, bathroom accessories (eg. mirror, soap-dish, etc.), lamps, valance, other built in furniture.

The developer reserves the right – in case of difficulties of acquisition, authority regulation or other technical need in particularly justified cases – to modify the listed materials and structures to a technically equivalent or better quality.