



01. Structural System of the Building

The building is designed as a reinforced concrete wall system with reinforced concrete floor slabs. Horizontal load-bearing structures are made of monolithic reinforced concrete beams and floor slabs; vertical load-bearing structures consist of reinforced concrete columns and walls. The perimeter walls are also made of reinforced concrete.

02. Façade

The primary façade grid and infill elements are designed with Alubond panel cladding.

03. Partition Walls

Apartment separation walls are made of reinforced concrete; internal partitions may be built using masonry or non-load-bearing ceramic blocks.

04. Ceiling Height

Standard ceiling heights are provided in living rooms; reduced ceiling heights are applied in service areas such as bathrooms, toilets, and entrance halls.

05. Surface Finishes of Walls, Ceilings, and Floors

Interior surfaces of masonry and reinforced concrete walls and ceiling slabs will be finished with single-layer lime-gypsum plaster and painted with white interior paint.

06. Windows

Windows in the residential part of the building are designed as aluminum, featuring a triple-chamber frame system with a thermal break and insulated triple glazing. The frame surface is finished in grey powder-coated paint.

07. Heating and Domestic Hot Water (DHW)

The central heat source for the building is a heat transfer station, which regulates the heating water temperature via weather-compensated control and provides DHW heating. The apartments are heated and cooled using a ceiling radiant system. Each apartment has individual metering. Primary temperature regulation is ensured via a room thermostat located in each living area.



08. Ventilation

Each apartment is ventilated using a balanced pressure system. Ventilation is provided by a ceiling-mounted heat recovery unit with a counterflow heat exchanger, located above the suspended ceiling in the entrance hall. Ductwork within the apartment is made of noise-dampening flexible hoses. Air is extracted from the bathrooms and toilets and supplied to living rooms through white grilles located above the doors. Ventilation control and regulation are provided separately for each apartment.

09. Cooling

The building is equipped with a central cooling system. Heating and cooling in the apartments are provided by a ceiling radiant system.

10. Water Supply and Sewerage

Bathroom and toilet installations are completed, including the connection of individual sanitary fittings and lever faucets. At the location intended for the kitchen unit, a capped outlet is prepared with cold water, hot water, and wastewater connections.

11. Electrical Installation – Power (High Voltage)

Each apartment has a high-voltage distribution board installed. 230 V outlets and switches are located in all living rooms and the bathroom. A pair of sockets is prepared in the location intended for a washing machine (also suitable for a dryer).

At the kitchen location, preparation includes 230 V and 400 V connections for kitchen appliances, terminated with slack. All kitchen leads are finished with terminal blocks. Ceiling-mounted lighting outlets are present in every room and are also terminated with connectors.

Roof terrace apartments are equipped with an outdoor socket. Electricity consumption is metered individually via a meter located outside the apartment.

12. Electrical Installation – Low Voltage

Each apartment has a low-voltage distribution board installed. Every living room is equipped with a set of TV, internet, and telephone sockets. Low-voltage service connections (TV, internet, telephone) are provided by individual telecom service providers.

Communication between the apartment and the building entrance is managed by reception. Visitors are monitored and admitted by the reception desk.



13. Doors – Entrance and Interior

Entrance doors are fire-rated, mounted in steel frames, with a height of 2,100 mm, a panoramic peephole, and include hardware.

Interior doors are full, smooth, lacquered wooden doors installed in casing frames, also 2,100 mm high. They are flush-type with concealed hinges and include door hardware.

14. Floors and Tiling

LIVING ROOMS: Wooden floating floors, layered with a top surface of natural wood, including skirting boards and transition strips. Floor colors according to the sample book.

BATHROOMS AND TOILETS: Gres tiles on the floors. Ceramic wall tiles in the bathroom up to the height of the door frame, with white paint above. In separate toilets, ceramic tiles up to the height of the installation wall. Color and design of tiles and flooring according to the architect's sample book.

15. Balconies and Terraces

Terraces on recessed floors, balconies, and terraces of apartments with front gardens are finished with ceramic tiles on adjustable pedestals, with decor as specified by the project architect. Railings are made of glass, partially covered with a translucent pattern.

16. Sanitary Fixtures

Bathrooms are equipped with bathtubs and shower enclosures according to the valid project documentation. Wall-hung toilets with concealed flush modules. Washbasins in bathrooms or small hand basins in separate toilets. Lever mixing faucets are installed.

17. Storage Rooms (Cellars)

Exposed walls are either reinforced concrete or masonry. Partition walls between individual storage units are made of reinforced concrete, masonry, or prefabricated partition systems. Doors to storage units are laminate in steel frames. Ventilation is provided by an overpressure system.

18. Garage and Parking Spaces

Parking spaces are located in a covered and enclosed open-plan garage. Floors are finished with an epoxy coating and anti-slip treatment. Ventilation is mechanical and provided by a ventilation system.



METROPOLIS

METROPOLIS STANDARD OF THE RESIDENTIAL BUILDING AND APARTMENT

19. Security System

All access points to common areas, including garages, are monitored by a CCTV system centralized at the reception desks. Reception operates 24/7. The key card system grants apartment owners access only to their respective floors.

20. Common Areas on Residential Floors

Common areas include glazed elevator lobbies with views of the building's surroundings. The walls are finished with premium large-format ceramic tiles. Floors are covered with gres tiles. Corridors between apartments are painted in soft, neutral tones and also feature ceramic tile flooring. Ventilation is mechanical and provided by a ventilation system.

21. Elevators

Each elevator lobby is equipped with two elevators, serving all floors including the garage levels.

*The developer reserves the right to change the standard equipment of the residential building and apartments for materials of comparable quality.