

## **METROPOLIS – STANDARD OF APARTMENT BUILDING**

### **01. Construction system of the building**

The building is designed as a reinforced concrete wall system with reinforced concrete ceilings.

### **02. Facade**

The main raster of the facade is designed as a cladding with glass-cement panels. The fillings are ceramic or modified system tile panels.

### **03. Partitions**

The walls between apartments are made of concrete and masonry, the interior partitions are made of ceramic bricks.

### **04. Clear height**

The clear height in living areas corresponds to standard apartment clear heights, sanitary facilities (bathrooms, toilets and halls) have reduced clear heights.

### **05. Surfacing of walls , ceilings and floors**

The interior surfaces of masonry and reinforced concrete walls and ceiling slabs will be plastered with a single-layer lime-gypsum plaster and will receive an interior coating – white.

### **06. Windows**

The windows in the residential part of the building are designed in aluminium, the frame – a three-chamber system with an interrupted thermal bridge, glazing with insulating triple glazing. The surface finish of the frame is grey powder paint.

### **07. Heating and hot service water (HSW)**

A heat transfer station is the central heat source for the apartment building. The station provides the temperature of the heating water by equithermal regulation and HSW heating. The system for heating and cooling of apartments is designed using a ceiling heating and cooling system. Each apartment is measured separately. Primary temperature regulation is provided by a room thermostat located in each living area.

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### **08. Ventilation**

Individual apartments are ventilated in equal pressure mode. For ventilation, a heat exchanger under-ceiling unit with a counter-current heat exchanger is designed, which is located above the false ceiling in the hall of the apartment. The apartment has ducting designed from noise-damping hoses. The air is removed from the bathrooms and toilets and supplied to the living areas through grilles above the door, designed in white colour. Control and regulation is solved for each apartment separately.

### **09. Cooling**

The building has a central cooling production. The system for heating and cooling of apartments is designed using a ceiling heating and cooling system.

### **10. Water and sewerage**

Installations for bathroom and toilet are fully completed, including connections of individual fixtures and lever faucets. In the place for the kitchen unit, blinded supply pipes for cold, hot water and sewerage are prepared at one point.

### **11. Strong-current electrical installation**

The apartments are equipped with an apartment strong-current fuse box. 230 V sockets and switches are placed in all living areas and in the bathroom. There is a pair of sockets in the place for the washing machine (preparation for the tumble dryer). In the place for the kitchen, there is a preparation consisting of 230 V power wire and 400 V power wires for kitchen appliances, completed with a reserve. All outlets in the kitchen are terminated with terminals. Lighting outlets coming out of the ceiling are in each room and are ended in terminals. There is an exterior socket on the terraces of the roof apartments. Metering of electricity consumption is performed individually by means of an electricity meter located outside the apartment.

### **12. Weak-current electrical installation**

Each apartment is equipped with a weak-current fuse box. Every living area has a set of TV sockets and sockets designed for internet connection and telephone. Weak-current wires to apartments (TV, internet, telephone) are provided by individual providers of internet, television and telephone services. Communication between the apartment and the entrance point to the building is provided by the reception. Visits are checked and admitted by the reception.

### **13. Doors – entrance, interior**

The entrance door is fireproof, mounted in a steel frame, height 2 100 mm, panoramic peephole, including fittings. Interior doors are wooden, varnished,

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full, smooth, fitted in a cladding frame 2100 mm high, unrebated, with concealed hinges, including fittings.

### **14. Floors and tiles**

LIVING AREAS: wooden plank floor, layered with a wooden tread layer, plinths and transition strips. Colour version of floors according to the sample book.

BATHROOM AND WC: the gres floors are tiled. Ceramic wall tiling in the bathroom up to the height of the door frame, white coating above the tiling. In a separate toilet, the ceramic tiles go up to the height of the installation screen. Colour version of wall and floor tiles according to the sample book.

### **15. Balconies, terraces**

The balconies and terraces have floorboards on the terrace pedestals, decoration according to the design of the project architect. The railings are glass, partially pasted with a translucent pattern.

### **16. Sanitary equipment**

The bathrooms have bath tubs and shower cubicles according to the valid project documentation. Wall-hung toilets are with built-in flushing module. Washbasin in the bathroom, or little washbasin in a separate toilet. Lever mixer taps.

### **17. Basement cells**

Masonry walls, plastered, doors to the basement cells are laminate in a steel frame. Overpressure ventilation.

### **18. Garage, parking space**

Garage parking spaces are located in a covered and closed large garage. The floors have a proxy layer with anti-slip treatment. Ventilation is forced and provided by ventilation equipment.

### **19. Security system**

All access points to common areas, including garages, are secured with a camera system centralised in the reception. The reception is open 24/7. The card system allows apartment owners access to their floor only.

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### **20. Common areas on the floors**

The common areas comprises of the lobby, which is glazed with a view of the building's surroundings. The walls are lined with above-standard large-format ceramic panels. The floors are solved with gres tiles. The corridors in the inter-apartment space have colourful paintings in subtle tones and floors with ceramic tiles. Ventilation is forced and provided by ventilation equipment.

### **21. Elevators**

There are two elevators in the lobby, all of which cover all floors, including the garages.

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