Standard of Urban villas and standard of Flat/apartment

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The joy of living

1. Construction system of the building

The load-bearing system of buildings consists of:

- Basement: reinforced concrete structure
- Above-ground floors: reinforced concrete walls and reinforced concrete staircase core
- Reinforced concrete ceiling slabs

2. Partitions

- Between apartments: partitions between flats/apartments are reinforced concrete walls 220 mm thick.
- Interior: partitions in flats/apartments are brick. The total thickness of the partition is 115 mm and 140 mm.

3. Clear height

The clear height of the living rooms is 2 650 mm.

4. Surfacing of walls, ceilings and false ceilings

Smooth plaster is used for walls and ceilings, except for the basement areas. The interior gypsum plaster is treated with a white abrasion-resistant paint.

5. Windows

Plastic construction. Opening-tilting window with thermal insulation triple glazing. The window frame includes acoustic slits for ventilation in case they are required by the prepared acoustic study. Parameters: heat transfer coefficient: Uw – 1.0 W/(K.m^2).

6. Heating and hot service water (HSW)

The central year-round heat supply to the building is ensured by means of a heat transfer station (HTS) connected to the hot water distribution system, which ensures the supply of water heating from the HTS. Heating of individual living spaces is provided by vertical panel radiators, bathrooms accommodate a ladder radiator. Thermostatic valves enable temperature control in individual rooms.

7. Ventilation

Ventilation of the bathroom and toilet is provided by a fan situated within the flat/apartment. Kitchen can have a range hood installed, with an outlet to the ventilation duct.

8. Cooling

Cooling ducts are included in the standard as a pre-preparation for the installation of indoor air-conditioning units and outdoor air conditioning units, which will be the subject of packages for the selection of above-standard.

9. Water and sewerage

The sewer is made of plastic HT pipes. Water supply pipes are made of plastic-aluminium pipes and fittings. In the place of kitchen worktop preparation, cold water and HSW pipes are placed, terminated by angle valves. Individual metering of water consumption is provided by meters with remote reading, located in the installation shaft of the flat/apartment.

10. Strong-current electrical installation

230 V sockets are placed in all living spaces, kitchen and bathroom. Lighting outlets are routed in each room and terminated with terminals. Sockets and switches are placed on the walls. The preparation place for the kitchen unit has 230 V sockets and a 400 V power supply for kitchen appliances. Individual metering of electricity consumption by means of a metering device located in the common areas of the urban villa – in the electricity metering box.

11. Weak-current electrical installation

Low-voltage apartment switchboards have a built-in preparation for connection to data optical cables. Each room (living room, bedroom, room) of the flat/apartment is equipped with a data socket. The living room of the flat/apartment has a TV socket. Communication between the flat/apartment and the entrance gate is enabled by a home audio telephone.

12. Doors

The front door to the flat/apartment: fire-resistant, security class 2, mounted in a steel frame. Height 1 970 mm, 5-point lock, exterior colour: according to project, interior: panoramic peephole. Plated door knob – handle. Interior: interior door in the flat/apartment – full, laminate CPL, mounted in the cladding frame. Height 1 970 mm, plated handle – handle.

13. Floors and tiles

The living areas have an anhydride screed with a laminate floor laid on top. Perimeter and transition strips in the appropriate decor. The bathroom and toilet have rectified ceramic floor and wall tiles. In the bathroom, the tiling goes up to a height of 2 200 mm and in the toilet up to a height of 1 250 mm. The outer corners of the tiles are finished with aluminium strips.

14. Balconies, terraces

The floor is made of concrete tiles laid on the pedestal system. Metal railing construction.

15. Sanitary fittings

Wall-hung toilet with seat and built-in cistern, ceramic washbasin with free-standing faucet and chrome siphon, enamelled bath with wall-mounted mixer tap and shower set, or acrylate/enamel shower tray with shower cubicle, wall-mounted shower mixer tap and shower set.

16. Cellar cell

Steel-sheet fire-resistant door in a steel frame at the entrance to the common basement area. Polyurethane floor coating. Individual cells are divided by a partition made of concrete bricks 100 mm thick. Steel doors for basement cells.

17. Garage, parking space

Heated entrance and exit ramp from the garage up to ground level with an anti-slip treatment. Concrete floor with polyurethane/panbex coating. Installed standard and emergency garage lighting. Drainage of floors with floor gutters. Drive-in through a motorised remote controlled garage gate.

18. Common areas on the floors

Floor made of ceramic anti-slip tiles. Gypsum plaster and colour coating on the walls. LED luminaires and emergency lighting are placed on the ceilings. Ventilation of corridors is ensured directly through tilting windows, ventilation of the 1st underground floor staircase is ensured through ventilation ducts.

19. Entrance

Aluminium front double door with a cleaning mat. Exterior mailboxes for flats/apartments at the entrance to the building.

20. Elevators

The building has a passenger elevator with a capacity of 630 kg. The dimensions of the elevator cabin are approx. 1 400 x 1 200 mm.

Modifications to the standard are reserved. In case of these changes, all quality requirements and technical or technological solutions will be complied with in accordance with the relevant STN standards.