

## STANDARDS

City Grove will have an above-standard level of specifications, and comparable to the local market will be one of the highest. Standards provided below are the anticipated specifications, and final specifications will be provided as an attachment to the Future Purchase Contract.

### Partitions:

- ceramic system blocks of 100 and 150 mm thickness

### Finish of inner walls and ceilings:

- two-layer stucco plaster
- protective under-plaster metal corners
- white dispersive paint, abrasion-resistant
- suspended ceilings in bath and entrance hall
- Ceramic wall tiles

### Sanitary facilities:

- big format ceramic tiles (60 x 30 cm) ; choice from at least different colours
- bathroom, height 2 m, separate WC, height 2 m, corner PVC strips, no rendering stops; ended with finishing piece
- embedded mirror placed above washbasins
- putty insulation below the paving and below ceramic tiles up to 30 cm, completely in the area of bathtubs and shower enclosures, bandages or corners

### Floor covering:

- sanitary facilities, pantries, closets - ceramic paving; choice from at least different colors, in pantries, closets and halls including skirting
- residential rooms, inner hallways – proper wooden floor incl. skirting strips in the same design, choice from many designs
- terraces, balconies, loggias - wooden grid with wooden desks

### Windows and doors:

- system of "French" windows (full height), aluminium or wooden Eurokna
- ledges - exterior TiZn, interior sills with wooden surface (choice of shade)
- interior apartment doors - full smooth with 2/3 glassing, veneered;

encased doorframes with fillister, veneered; compact metal fitting; lever locks with keys, in sanitary facilities lock with a knob

- entrance doors - safety class 3; 7 active and 8 passive safety points of 18 mm; integrated safety lock system; complete armoring with 1 mm sheet; armoring with 4 mm sheet around locks; firm steel skeleton with frame; heat and acoustic insulation 42 dB; fire safety variant SD 102 F (45 min.); steel doorframe; surface finish - veneer barrier-free access - automatic door bar; handle and knob - stainless steel; special safety lock with a massive latch and plungers

### Electrical installation:

- switches and sockets Bi-ticino
- outlets for lights ended with connecting blocks
- lights in balconies, loggias and terraces - stainless steel look
- possibility of connecting a kitchen unit - appliances (cooktops, cooker, dishwasher, refrigerator, lights, range hood fan, microwave oven)
- consumption measuring by electrical meters on each floor

### Light current distribution lines:

- Video intercom with a plate at the entrance to the building
- master TV antenna system - complete system, box in each residential room incl. sockets, STA enabling digital reception; (discuss and specify technical solution)
- internet connection prepared, box in each residential room incl. sockets, connection through telephone sockets
- telephone - socket in each residential room
- equipment for signal in the whole apartment through a distributor in the hall (discuss and specify technical solution)

### Central heating and hot water supply:

- heat supply – hot water from Pražská teplárenská a.s.
- measuring of energy consumption for hot water generating and individual heating of each apartment
- horizontal plastic pipes insulated in channels inside floors and walls
- vertical distribution pipes in installation shafts, Cu insulated
- steel panel radiators incl. thermoregulation heads
- ladder radiator in bathrooms
- controlled by a space thermoregulator in the reference room

### Sanitary installations:

- complete system of sanitary installations, separate measuring of cold

water

- furnishing
- washbasin - white ceramic Laufen
- bathtub - white ceramic Laufen
- shower enclosure - RAVAK screen, Laufen tub
- toilet - suspended Geberit system, white ceramic bowl Laufen, slow-tilting white seat, stainless steel control buttons
- lever taps (Grohe Eurosmart)
- washbasin - pillar tap
- bathtub - wall mounted tap incl. shower
- shower enclosure - wall mounted tap incl. shower
- water pipes - plastic
- sewerage - horizontal and vertical PE, connections Novodur
- possibility of connecting a kitchen unit (drainage, hot and cold water ended with angle valves)
- possibility of connecting a washing machine (drainage, cold water ended with angle valves)

### Ventilation and air-conditioning:

- forced ventilation of hygienic points according to standard requirements (WC, bathrooms, pantries, closets), controlled by relays with timed run-out
- possibility of connection of range hood fan in kitchens (min. V=300 m<sup>3</sup>/h)
- air-conditioning only pursuant to customer's changes on top apartments level

### Fireplace:

- only within customer's changes in apartments on the top above-ground level

The following are sample apartment specifications. For specifications of the complete project, [click here](#).