

STANDARDS – FIRST AND
SECOND PHASE



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STANDARDS - FIRST AND SECOND PHASE

WINDOWS AND DOORS

Windows and balcony doors: PKS anthracite plastic windows with insulated triple-glazed panes, CONEX safety foil on the 1st floor (2nd floor rooftop terrace doors also – only in some types of houses).

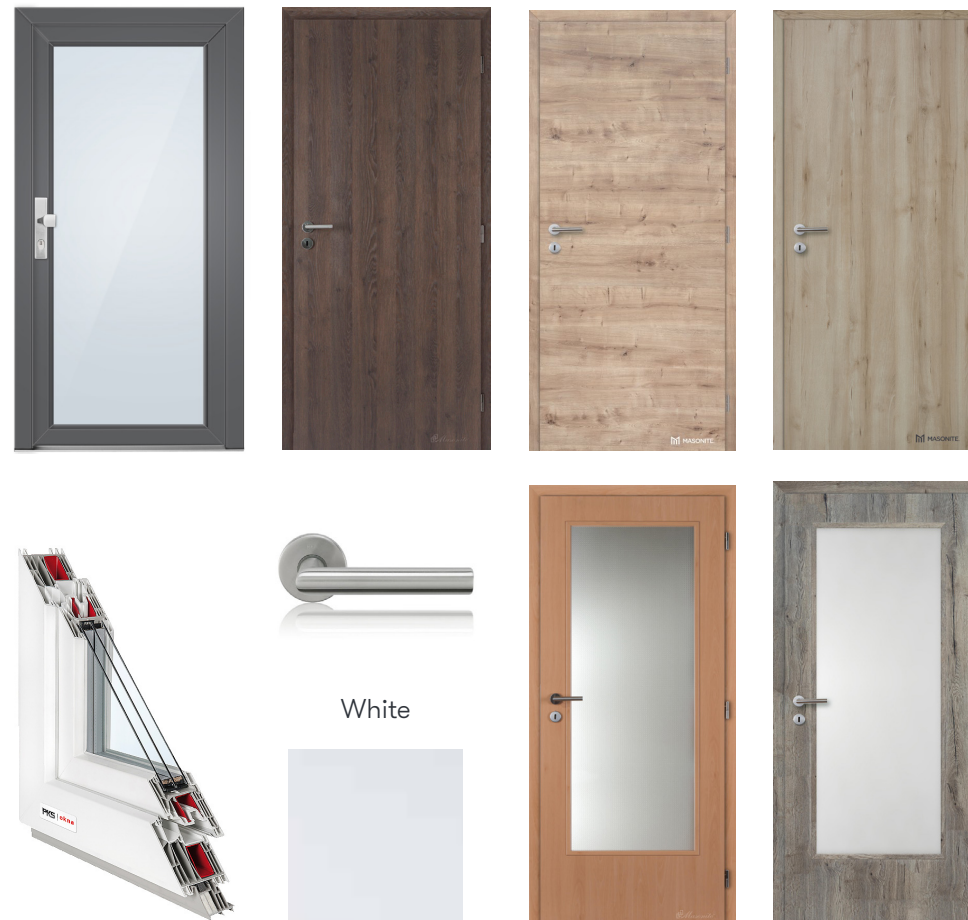
Entrance doors: PKS plastic doors with insulated triple-glazed panes, CONEX safety foil, security door handle – ball shape, anodized aluminum.

Garage doors to the garden: PKS plastic doors, full with a PER-IZOL insulation panel, handle – standard handle shape, anodized aluminum.

Interior doors: MASONITE rebated doors, white lacquered or CPL (laminated) in ten wood decors, 2.1 m height, full, $\frac{3}{4}$ glazed in the living room, DTD board filling. Doors between the garage and the hallway in “climate” finish, surface in the same finish as the interior doors.

Doorframes: MASONITE rebated doorframes, white lacquered or CPL (laminated) in ten wood decors.

Handles and fittings: M&T LUSY partition rosette handle, locks on the toilet and bathroom doors.



Developer

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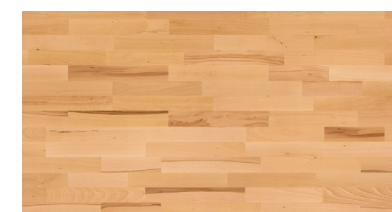
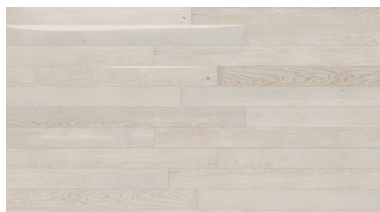
Exclusive seller

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FLOORS

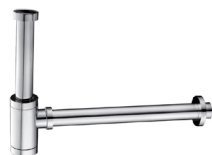
Floor surfaces: BARLINEK three-layer floors, single plank laminate flooring, choice of six decors, including skirting, transition, and final skirting boards.



BATHROOMS - SANITARY WARE

Sanitary ware:

- HANSGRÖHE MY SPORT lever tap, chrome
- LAUFEN PRO wall hung toilet
- LAUFEN NORDIC ceramic sink
- KALDEWEI SANIFORM PLUS enamel bathtub
- ROLTECHNIK LEGA LINE shower
- ROLTECHNIK ALOHA-M shower, cast marble
- TECE toilet module
- TECEbase toilet flush plate, bright chrome



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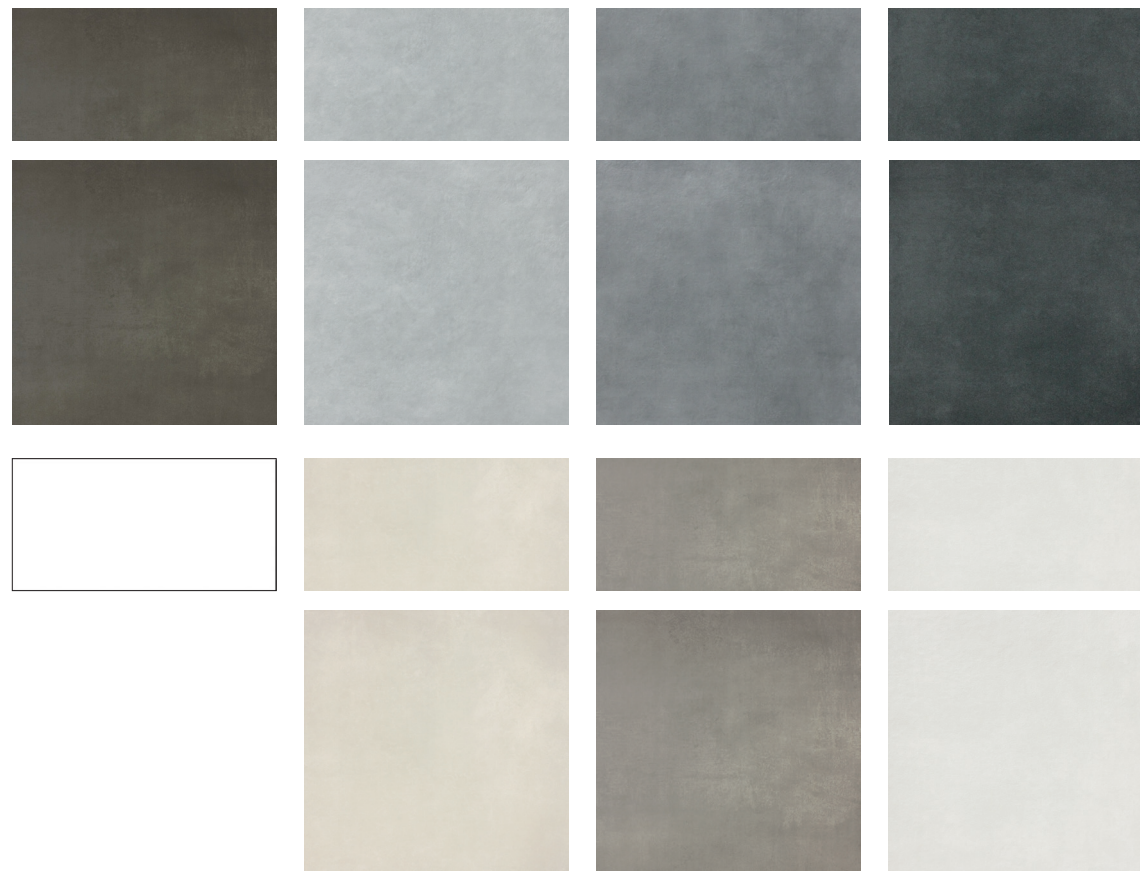
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BATHROOMS – FLOOR AND WALL TILES:

Floor and wall tiles: RAKO EXTRA large-format ceramic rectified tiles, 298 × 598 mm, 10 mm thick, choice of several shades or FINEZA EXTRA large-format ceramic rectified tiles, 298 × 598 mm, 10 mm thick, white.

Mirrors: mirrors in the bathrooms and some toilets are set into the tiles, according to the architectural design.



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STANDARDS - FIRST AND SECOND PHASE

HOUSE ELEMENTS AND TECHNOLOGY

Radiators:

KORADO KORALUX LINEAR white heated towel rail in the bathrooms and some toilets.

KORADO RADIK white panel radiators in the living rooms and garages.

KORADO KORAFLEX floor convectors with aluminum grid case in the living rooms,
in some cases a convector with a ventilator.

Parapets: MDF board interior parapets.

Light switches, sockets: SCHNEIDER ASFORA, white.

Light fixtures: a preparation for the installation of light fixtures according to the project documentation, light fixtures are not included.

Exterior entrance lighting: a light fixture with energy-efficient LED light bulb.

Shading: preparation (box and power supply) for the installation of blinds.



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TECHNICAL STANDARDS OF THE FAMILY HOUSES

Foundations: The foundations are designed in combination with monolithic concrete belts and structural formwork (concrete fittings).

Waterproof and anti-radon insulation: Insulation against ground moisture and against the penetration of radon from the subsoil into the houses will be placed on top of the concrete slab foundation. Waterproofing consists of asphalt strips.

Vertical construction: The houses consist of a perimeter system of load-bearing walls made of brick ceramic blocks.

Horizontal construction: Ceiling and roof structures made of reinforced concrete.

Interior load-bearing walls: The interior load-bearing walls are made of brick ceramic blocks.

Interior partitions: The interior partitions are made of brick ceramic blocks.

Stairs: The staircase is made of prefabricated reinforced concrete.

Banister: Wooden handrail on the staircase. The banister on the second floor is a wooden handrail attached to the wall. Clear safety glass is used instead of low windowsills on the second floor.

Thermal insulation, exterior plaster: The exterior cladding is insulated by contact thermal insulation with a thin layer of structured colored plaster. The thermal insulation of the facade in the lining section is made of 180 mm thick stabilized polystyrene foam and 40 mm thick polystyrene foam on the lining.

Floor structure: Floor structures are designed as heavy floating floors. The reinforced concrete slab is covered with polystyrene foam with cement screed spread out on top of it.

Floor surfaces: Bathrooms, toilets, entrance halls, closets: ceramic tiles, larger format, e.g. 30×60, 60×60 cm according to the separate list of standards. Living room, hallway, bedroom, dressing room, closet on the 2nd floor: three-layer wooden floors according to the separate list of standards. Staircase: wooden floor according to the separate list of standards. Garage, closet accessible from the garage: epoxy – epoxy screed.

Roof structure: The flat roofs are made of reinforced concrete structures with 180 mm thick polystyrene thermal insulation. Waterproofing foil made of softened 1.5 mm thick PVC P is used as the top waterproofing layer. The parapets are finished with plastic-coated sheet metal. The canopy above the entrance is made of sheet metal.

Windows: The windows are plastic with microventilation and insulated triple-glazed windows and include a preparation for the installation of window blinds. The window frame is white on the inside and gray on the outside. Interior windowsills are made of lacquered MDF boards.

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TECHNICAL STANDARDS OF THE FAMILY HOUSES

Interior doors: The doors are full, smooth, glazed in the living room, fitted into the doorframe. Interior fittings with split rosette (bathroom, toilet door handles) according to the separate list of standards.

Garage doors: Garage doors are sectional and remote-controlled with an electric motor. The garage steel doors are made of sandwich panels with PUR foam thermal insulation. Gray color. There is one remote control.

Interior surfaces: White painted stucco plaster on the interior walls and ceilings. Plasterboard ceilings made of galvanized grating and 1×12.5 mm SDK boards suitable for use in areas with increased humidity in the bathrooms and toilets. Wall of the bathrooms and toilets: large ceramic tiles, e.g. 30×60cm according to the separate list of standards.

Sheet metal components: The parapets are finished with plastic-coated sheet metal.

The sheet metal exterior windowsills are made of aluminum sheets.

Lightning rods: The lightning rods are led from the roof to the ground in an insulated conductor inside a protective tube.

Heating, ventilation: A separate wall-mounted gas condensing boiler is the source of heat. The boiler also heats hot water for the DHW tank. The bathrooms will have heated towel rails and underfloor heating provided by electric heating mats. Panel radiator with thermostat rotary knob in the living rooms. Floor convectors (in some houses with a fan) on the ground floors by the windows.

Air-Conditioning: Windows provide natural ventilation in all rooms. The garage has ventilation holes in its doors and perimeter wall. The bathrooms are equipped with an extractor fan vented through the roof of the house. The exhaust hood is vented under the ceiling in the kitchen and through the roof of the house, with a preparation for a later connection.

Plumbing: The water meter (including the main water shut-off valve) is located in the hallway, closet, or garage depending on the type of house. Plumbing pipes are plastic with shut-off valves or fixtures.

Sanitary equipment: Kitchen – preparation for a new kitchen (hot and cold water, waste water connections). Bathrooms and toilets – sink, bathtub, shower, toilet, and taps according to the separate list of standards. Depending on the type of house, the connection for a washing machine is located either in the bathroom, the closet, or in a separate niche. Rainwater from the flat roof will be drained through a drainage pipe from the roof into a reservoir on the property. Water in the reservoir will be used to irrigate the garden. The reservoir will have a safety overflow into the rainwater sewer. Freeze proof outside faucet for watering the garden on the facade of the house.

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TECHNICAL STANDARDS OF THE FAMILY HOUSES

Electrical wiring: Electrical wires are installed under the plaster, under the floors, and in the risers. All high-voltage wires will be encased in plastic cables with copper CYKY cores. Sockets according to the separate list of standards. Kitchens – power outlets for kitchen appliances will be led to one place. The final wiring will be realized by the client (depending on the kitchen design). Preparation for motorized blinds – outlets for window blinds in the rooms. Control mechanism not included.

Low-voltage wiring: TV antenna – preparation for TV reception. To install the supply cable, a roof grommet has been installed over the roof. A coaxial cable is led through the roof grommet into the TV antenna distributor. Individual coaxial cables will be routed from the distributor to the antenna system sockets in each room. Active elements and antennas are not included. Structured cabling – category 5 UTP cabling is designed in each house. Two category 5 UTP cables will be routed from the antenna distributor to a double socket with RJ45 connectors to each room. Active elements are not included. Electronic security system – a preparation for electrical security signaling in the same range as electrical wiring will be installed in the house. The cables will be routed from the preparation point for the control panel (box with a lid and 230 V supply from the switchboard) to the considered end points where there will be an instrument panel with a lid. A doorbell is installed on a small pillar that stands at the edge of the plot.

Sidewalks, terraces, parking spaces in front of the house, plot: The entrance to the garage and access path to the front door of the house is paved with grass block pavers. Parking spaces on the plot are paved with plastic grass pavers. The ground gutter around the house is made of washed river stone. The terrace has 400×400 mm concrete tiles. The terrace over the garage on the 2nd floor (if accessible from the house) has 400×400 mm concrete tiles. The garden is sown with grass seed. Trees and shrubs are planted according to current garden situation.

Fence: The fence around the garden is made of 1.4 m high plastic coated mesh fencing.

** The seller reserves the right to change products, materials, or structures while maintaining or increasing the price level of the standard.*

*** The kitchen and furniture are not included.*

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STANDARDS - THIRD PHASE



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STANDARDS - THIRD PHASE

WINDOWS AND DOORS

Windows and balcony doors: PKS anthracite plastic windows with insulated triple-glazed panes, CONEX safety foil on the 1st floor.

Entrance doors: PKS plastic doors with insulated triple-glazed panes, CONEX safety foil, security door handle – ball shape, anodized aluminum.

Garage doors to the garden: PKS plastic doors, full with a PER-IZOL insulation panel, handle – standard handle shape, anodized aluminum.

Interior doors: MASONITE rebated doors, white lacquered or CPL (laminated) in ten wood decors, 2.1 m height, full, $\frac{3}{4}$ glazed in the living room, DTD board filling. Doors between the garage and the hallway in “climate” finish, surface in the same finish as the interior doors.

Doorframes: MASONITE rebated doorframes, white lacquered or CPL (laminated) in ten wood decors.

Handles and fittings: M&T LUSY partition rosette handle, locks on the toilet and bathroom doors.



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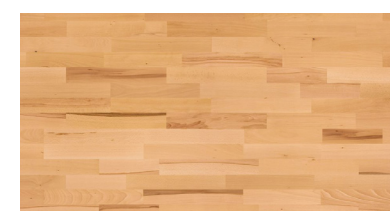
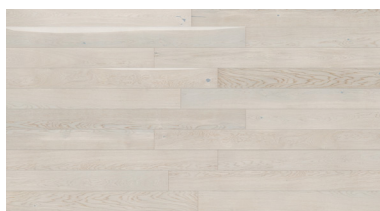
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FLOORS

Floor surfaces: BARLINEK three-layer floors, single plank laminate flooring, choice of six decors, including skirting, transition, and final skirting boards.



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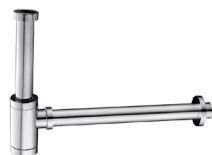
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BATHROOMS - SANITARY WARE

Sanitary ware:

- HANSGRÖHE MY SPORT lever tap, chrome
- LAUFEN PRO wall hung toilet
- LAUFEN NORDIC ceramic sink
- KALDEWEI SANIFORM PLUS enamel bathtub
- ROLTECHNIK LEGA LINE shower
- ROLTECHNIK ALOHA-M shower, cast marble
- TECE toilet module
- TECEbase toilet flush plate, bright chrome



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STANDARDS – THIRD PHASE

BATHROOMS – FLOOR AND WALL TILES:

Floor and wall tiles: RAKO EXTRA large-format ceramic rectified tiles, 298 × 598 mm, 10 mm thick, choice of several shades or FINEZA EXTRA large-format ceramic rectified tiles, 298 × 598 mm, 10 mm thick, white.

Mirrors: mirrors in the bathrooms and some toilets are set into the tiles, according to the architectural design.



STANDARDS - THIRD PHASE

HOUSE ELEMENTS AND TECHNOLOGY

Radiator:

Warm water underfloor heating in the main rooms and garage. Heated towel rails and warm water underfloor heating in the bathrooms.

Parapets: MDF board interior parapets.

Light switches, sockets: SCHNEIDER ASFORA, white.

Light fixtures: a preparation for the installation of light fixtures according to the project documentation, light fixtures are not included.

Exterior entrance lighting: a light fixture with energy-efficient LED light bulb.

Shading: preparation (box and power supply) for the installation of blinds.



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TECHNICAL STANDARDS OF THE FAMILY HOUSES

Foundations: The foundations are designed in combination with monolithic concrete belts and structural formwork (concrete fittings).

Waterproof and anti-radon insulation: Insulation against ground moisture and against the penetration of radon from the subsoil into the houses will be placed on top of the concrete slab foundation. The sub-floor void under the living rooms is ventilated. Waterproofing consists of asphalt strips.

Vertical construction: The houses consist of a perimeter system of load-bearing walls made of brick ceramic blocks.

Horizontal construction: Ceiling and roof structures made of reinforced concrete.

Interior load-bearing walls: The interior load-bearing walls are made of brick ceramic blocks.

Interior partitions: The interior partitions are made of brick ceramic blocks.

Stairs: The staircase is made of prefabricated reinforced concrete.

Banister: Wooden handrail on the staircase. The banister on the second floor is a wooden handrail attached to the wall. Clear safety glass is used instead of low windowsills on the second floor.

Thermal insulation, exterior plaster: The exterior cladding is insulated by contact thermal insulation with a thin layer of structured colored plaster. The thermal insulation of the facade in the lining section is made of 180 mm thick stabilized polystyrene foam and 40 mm thick polystyrene foam on the lining.

Floor structure: Floor structures are designed as heavy floating floors. The reinforced concrete slab is covered with polystyrene foam with cement screed with an underfloor heating system spread out on top of it.

Floor surfaces: Bathrooms, toilets, entrance halls, closets: ceramic tiles, larger format, e.g. 30×60, 60×60 cm according to the separate list of standards. Living room, hallway, bedroom, dressing room, closet on the 2nd floor: three-layer wooden floors according to the separate list of standards. Staircase: wooden floor according to the separate list of standards. Garage, closet accessible from the garage: epoxy – epoxy screed.

Roof structure: The flat roofs are made of reinforced concrete structures with 180 mm thick polystyrene thermal insulation. Waterproofing foil made of softened 1.5 mm thick PVC P is used as the top waterproofing layer. The parapets are finished with plastic-coated sheet metal. The canopy above the entrance is made of sheet metal.

Windows: The windows are plastic with microventilation and insulated triple-glazed windows and include a preparation for the installation of window blinds. The window frame is white on the inside and gray on the outside. Interior windowsills are made of lacquered MDF boards.

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Interior doors: The doors are full, smooth, glazed in the living room, fitted into the doorframe. Interior fittings with split rosette (bathroom, toilet door handles) according to the separate list of standards.

Garage doors: Garage doors are sectional and remote-controlled with an electric motor. The garage steel doors are made of sandwich panels with PUR foam thermal insulation. Gray color. There is one remote control.

Interior surfaces: White painted stucco plaster on the interior walls and ceilings. Plasterboard ceilings made of galvanized grating and 1×12.5 mm SDK boards suitable for use in areas with increased humidity in the bathrooms and toilets. Wall of the bathrooms and toilets: large ceramic tiles, e.g. 30×60cm according to the separate list of standards.

Sheet metal components: The parapets are finished with plastic-coated sheet metal.

The sheet metal exterior windowsills are made of aluminum sheets.

Lightning rods: The lightning rods are led from the roof to the ground in an insulated conductor inside a protective tube.

Heating, ventilation: A separate wall-mounted gas condensing boiler is the source of heat. The boiler also heats hot water for the DHW tank.

Warm water underfloor heating in the main rooms and garage. Heated towel rails and warm water underfloor heating in the bathrooms.

Air-Conditioning: Windows provide natural ventilation in all rooms. The garage has ventilation holes in its doors and perimeter wall.

The bathrooms are equipped with an extractor fan vented through the roof of the house. The exhaust hood is vented under the ceiling in the kitchen and through the roof of the house, with a preparation for a later connection.

Plumbing: The water meter (including the main water shut-off valve) is located in the hallway, closet, or garage depending on the type of house. Plumbing pipes are plastic with shut-off valves or fixtures.

Sanitary equipment: Kitchen – preparation for a new kitchen (hot and cold water, waste water connections). Bathrooms and toilets – sink, bathtub, shower, toilet, and taps according to the separate list of standards. Depending on the type of house, the connection for a washing machine is located either in the bathroom, the closet, or in a separate niche. Rainwater from the flat roof will be drained through a drainage pipe from the roof into a reservoir on the property. Water in the reservoir will be used to irrigate the garden. The reservoir will have a safety overflow into the rainwater sewer. Freeze proof outside faucet for watering the garden on the facade of the house.

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Sidewalks, terraces, parking spaces in front of the house, plot: The entrance to the garage and access path to the front door of the house is paved with grass block pavers. Parking spaces on the plot are paved with plastic grass pavers. The ground gutter around the house is made of washed river stone. The terrace has 400×400 mm concrete tiles. The terrace over the garage on the 2nd floor (if accessible from the house) has 400×400 mm concrete tiles. The garden is sown with grass seed. Trees and shrubs are planted according to current garden situation.

Fence: The fence around the garden is made of 1.4 m high plastic coated mesh fencing.

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