

STANDARDS

CONSTRUCTION DESIGN

vertical combined reinforced concrete structural system

EXTERIOR SURFACE

combined reinforced concrete/brickwork

INTERIOR WALLS

brick masonry such as Porotherm

CEILINGS

reinforced concrete ceiling panels

FAÇADE

some parts finished with a system of Knauf insulation covered with white plaster; a „green“ part finished with climbing plants on a stainless steel wire grid

INTERIOR STAIRCASES

reinforced concrete covered with large sintered tiles Mineral D Dolomite

ENTRANCE HALL, HALLWAYS OF COMMON SPACES

large sintered flooring tiles Mineral D Dolomite, cleaning area at the building entrance

SERVICE ROOMS 1st floor

sintered tiles

FEATURES

mailboxes suitable for A4 sized envelopes for each flat

SECURITY

entrance and other common areas secured with a chip card system, house video intercom for each flat, a camera system with the option to connect to a central security system

BUILDING ENTRANCE

glazed, aluminium framed, self-closing doors

LIFT

luxurious Kone lift





GARAGES AND ENTRANCES

underground garage space located beneath the building with independent ventilation and CO2 sensors, electrically operated garage doors, main entrance gate into the grounds - electrically operated by remote-control (2 control units per flat), heated ramp into the garage

INTERIOR SURFACES

COMMON AREAS - smooth plaster

GARAGE - stucco and exposed concrete

FLATS - white smooth plaster

TERRACES, LOGGIAS

outdoor patio grills from exotic wood, balconies and patios furnished with electrical outlets, outdoor lighting, water outlets and options for connecting to a jacuzzi

PATIOS

concrete tiles, patios furnished electrical outlets, outdoor lighting, water outlets and options for connecting to a sprinkler system

WINDOWS AND BALCONY DOORS

double-glazed aluminium framed, four-position, with micro-ventilation or sliding doors, full-frame ironwork, French doors - safety glass

INTERIOR DOORS

Cooplegno Atlante, painted white, height 220 cm (86" - 7' 2")

FLAT ENTRANCE DOORS

fireproof, manufactured by ADLO, class 3 safety rating, safety frame, wide-view eyehole, height 220 cm (86" - 7' 2"), width 90 cm (35" - 2' 11")

BATHROOM, WC - White Collection ceramic wall tiles (300 x 900 mm) and Geotech Naturale Squadrato, Geowhite, Geogrey, Geored, Geoblack (600x600 mm), tiling reaches to ceiling, height of retaining wall 1200 mm (4' 7") CLOSET - Geotech Natural Squadrato tiles (600 x 600 mm - 23.6" square) HALLWAY, BEDROOM, CLOTHES CLOSET, LIVING ROOM, TAMBOUR - PAR-KY, SOUND series wood veneer

HALLWAY, BEDROOM, CLOTHES CLOSET, LIVING ROOM, TAMBOUR - PAR-KY, SOUND

series wood veneer

SANITARY FACILITIES

Laufen, Living City series washbasin. wall-mounted ceramic toilet and bidet with Laufen Form seat, with chrome-coloured, double-acting button, chromed washbasin, shower and bath taps, Hansgrohe Metris S with accessories (in the shower with shower rod), Lusso plastic bathtub, manufactured by Riho, sized according to position. Scandisc W104 shower door with clear glass, 8mm chrome frame, shower tray in Kolping cast marble, drain and water outlet for washing machine, hot and cold water measured

WIRING

ABB Time outlets and switches in white, STA, TEL and SAT outlets in living room and all bedrooms, house video intercom and IQhouse display located in the entrance hall, including hardware and software modules, option for installing interior lighting fixtures, option for installing ceiling lighting, balconies, common areas and garages equipped with lighting based on specifications of the project architect, motion detectors at the building entrance



IQ HOUSE

intelligent electronic control system for the interior electrical systems and building security systems. Each flat is equipped with an electronic IQhouse LRU control unit located in the flat distribution panel, controlled by an IQhouse T1000 touch-panel display in the space in the entrance hall area and by partial input-output modules for direct control and collecting data. The software module provides functional control of the heating in each room, monitoring the security of the flat, controlling lighting and outlets, and switching off specific room circuits when the flat is not in use. The interior wiring is designed to allow some modifications by the clients in terms of its installation.

HEATING

common central heating for the whole building (2 Buderus gas-fired condensing boilers), each flat is furnished with a digital calorimeter, floor convectors below the windows and wall-mounted radiators controlled by a digital thermostat in each room; bathrooms are furnished with a chrome tube (towel dryer) radiator, and the bathrooms and WC are equipped with built-in electric floor heating regulated separately. Flats facing westward and flats on the 4th floor are fitted to allow the installation of a closed fireplace.

AIR CONDITIONING

ventilation of the flats is designed as an independent, forced impulse unit with heat recovery, cooling is to be accomplished with heat pumps; the interior units are wall-mounted and are furnished in each room of every flat.

KITCHEN

ready for installation of a kitchen counter, hot and cold water, drains, connections for an electric cooker, option for installing ventilator hood and outlet circuits for kitchen appliances, as well as kitchen lighting

ACCESSABLE CONNECTING AREAS

concrete interlocking tiles

ENTRANCE RAMP RETAINING WALL

reinforced concrete

FENCING

systematic in combination with Gabion baskets

THE INVESTOR RESERVES THE RIGHT TO MAKE ANY ALTERATIONS IN THE DESIGN OR PRODUCTS FROM THOSE LISTED IN THE VILA VERDE STANDARDS.