

# Apartment standard

Modern, light-filled apartments with a well-thought-out layout and maximum supply of daylight respond to the latest trends in housing. Residence Stary pivovar offers its residents maximum comfort. We carefully select first-class materials, and we are happy to meet your individual requirements for modifications before the building is completed.

## 1 Apartment unit

<b>Floors in residential rooms</b>	multi-layer wooden floor - oak
<b>Intermediate walls</b>	ceramic AKU blocks
<b>Interior partitions</b>	ceramic
<b>Wall and ceiling surfaces</b>	gypsum plaster
<b>Apartment entrance door</b>	safety class III, fire-resistant, in steel doorframe (metal fitting handle, ball), peephole, height 2.1 m
<b>Apartment interior doors</b>	non-rebated doors, in steel doorframe, rose-cut fitting, visible hinges, height 2.1 m
<b>Windows</b>	aluminium hole fillers
<b>Windowsills</b>	white
<b>Window shading</b>	under-plastering box for external jalousies with electric control - preparation
<b>Heating, heating bodies, regulation, measurement</b>	central heating, heating bodies, remote reading
<b>Air conditioning</b>	ventilation of bathrooms and toilets, preparation for fume-hood in the kitchen
<b>Media measurement</b>	remote reading with data collecting and access to updated state
<b>Guard system</b>	preparation for wireless safeguard – supply of 230 V for power supply of ESS switchboard in the closet, home video-phone

## Electrical installations

<b>Heavy current distribution</b>	house distribution board inside apartments, connection to all electric appliances
<b>Electric sockets and lighting controls</b>	branded, high-quality white plastic with possible sorting into the frame, white
<b>Lighting</b>	preparation for mounting lighting bodies
<b>Weak current distribution</b>	a cable is brought to the apartments from the main distribution of the building

## Bathrooms and toilets

<b>Tiling</b>	ceramic large format calibrated, 600/300 mm format, white, according to the architect's choice
<b>Floor tiles</b>	ceramic large format calibrated, 600/600 mm format, grey
<b>Ceilings and their finish</b>	patent plasters

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<b>Lighting</b>	preparation for mounting lighting bodies
<b>Basins and small basins</b>	ceramic, standard Laufen Pro, white
<b>Mixers</b>	basin, standard Hansgrohe
<b>Bathtubs</b>	acryl, white
<b>Mixers and accessories</b>	wall-mounted, standard Hansgrohe Eurosmart Cosmopolitan
<b>Shower cubicles</b>	standard Hüppe brand
<b>Mixers and accessories</b>	shower stand-up, hand shower, standard Grohe Tempesta with a bar
<b>Wall-hang toilet</b>	Ceramic wall-hang, standard Laufen Pro with deep-going flushing, white
<b>Toilet seat</b>	plastic antibacterial, white
<b>Ventilation</b>	radial ventilator
<b>Heating bodies</b>	heating ladder, white

## Terraces and balconies

<b>Terrace and balcony floor</b>	ceramic floor with anti-slip
<b>Balcony doors</b>	aluminium hole fillers, powder-coated finish, anthracite grey tone
<b>Railing</b>	glazed railing

## Kitchen corner

electrical outlets for electric cooker, dishwasher, fridge and cooker hood. Drainage ducts led out and terminated on the face of the brickwork for client connection. Preparation of hole for extractor hood connection.

## Cellar cubicles

concrete floor with epoxy coating, sheet metal opaque wall system, for example Gerhard - Brown

## 2 Common spaces

<b>Entrance door to the building</b>	glazed aluminium, with security fittings and insulating security double glazing, powder-coated finish, anthracite grey tone
<b>Floors of common corridors and staircases</b>	ceramic tiles with concrete appearance, 60x60 cm
<b>Wall surfaces of common corridors and staircases</b>	gypsum plaster, coloured paint in combination with matt white ceramic mosaic
<b>Staircase railings</b>	steel railing, wooden handle, vertical strip filling, powder coated finish, white tone

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<b>Interior doors of common spaces</b>	doors with wood decor, fire-resistant, smooth solid
<b>Lighting</b>	combination of mounted luminaires (white) and LED strips
<b>Home phone, doorbells</b>	electronic doorman with a home phone, or apartments can be equipped with a videophone, for example 2N brand
<b>Security systems</b>	security entrance doors, electronic entrance control
<b>Room for municipal waste</b>	in the inner courtyard
<b>Pram storage room</b>	in the basement
<b>Other common rooms</b>	-
<b>Parking</b>	1st underground garage floor, parking on the ground
<b>Access pavement and access roads</b>	concrete paving
<b>Outdoor landscaping</b>	combination of intensive and extensive greenery, paved driveable and walkable areas, solitary greenery, workout playground, multi-purpose sports playground, dog playground, children's playground, ping-pong tables, retention ponds, sauna, communal gardens, grill points, continuously with the finishing of 2 <sup>nd</sup> phase

## 3 Construction part

<b>Number of floors</b>	1st - 3rd floors above ground, 1st underground floor
<b>Foundations</b>	pile walls, base plate - white tank
<b>Construction system</b>	underground part reinforced concrete, above ground part combination of reinforced concrete and ceramic brick wall system, including reinforced concrete ceilings and roof
<b>Vertical structures</b>	underground part - reinforced concrete, above ground part – combination of reinforced concrete and ceramic brickwork
<b>Horizontal structures</b>	reinforced concrete monolithic slab
<b>Roof</b>	extensive green roofs
<b>Facade</b>	ventilated wooden façades with invisible fixing on a support grid in combination with offset horizontal strips in silicone white plaster
<b>Staircase</b>	reinforced concrete with prefabricated arms and monolithic intermediate platforms and landings with ceramic tile surface treatment
<b>Floors</b>	floors in living rooms - wooden floors, fully glued, in bathrooms and toilets - ceramic tiles, floors of common corridors and staircases - ceramic tiles, cellars - concrete floor with final coating
<b>Waterproofing</b>	white tank
<b>Heat insulation</b>	mineral wool on walls, roofing polystyrene on roofs
<b>Ironmongery elements</b>	steel construction, powder coated finish
<b>Plumbing elements</b>	painted aluminium sheet
<b>Water supply</b>	municipal water supply
<b>Sewage</b>	separate sewage, disposal of rainwater by accumulation in green roofs, excess water into retention ponds with overflow to seepage

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**Heating and hot service water preparation** heat pumps water-air, photovoltaics, battery storage, gas preparation

## **4** Client changes

### Normal standard design

As part of the standard design, each client can choose from a specified range of tiles, floor coverings and interior doors from our partners by a specified date. If the client does not make a material selection and sign the specification by the deadline, the selection will be made by DOMOPLAN.

### Additional charge premium design

As part of the additional design, the client can choose from a wide range of premium domestic and foreign-made surfaces, floor tiles, sanitary fittings, floor coverings and interior doors from our partners. For the selected extra design, the client will be charged an additional fee corresponding to the difference between the price of the material, the cost of assembly including shipping and the cost of the lump sum to discuss the client's change. In the case of more complex tiling and flooring installations or changes to the installation of sanitary equipment, in some cases an additional charge may be made for the increased labour intensity involved in the installation and other work required.

DOMOPLAN also offers the realization of individual modifications at the client's request. This can be small individual changes, such as partial changes to partitions, changes in the electricity distribution, the location of switches, sockets, central heating units, the connection of two housing units into one large spacious or even two-storey apartment. However, these changes must first be technically assessed, then designed and subsequently the price calculation is made.

Each type of client change can only be implemented up to a certain stage of construction, so they are limited by predefined deadlines. For this reason, clients are advised to arrange changes as early as possible. The deadlines for reporting client changes vary for each project and are always definitively determined during construction. However, in general:

1. client changes within the scope of changes to the wiring in monolithic reinforced concrete structures must be reported no later than 45 days before the start of concreting the ceiling above the first floor;
2. client changes within the scope of layout changes must be reported no later than 45 days prior to commencement of brickwork construction;
3. client changes within the scope of surface changes must be reported no later than 60 days prior to commencement of tiling.

After submitting your idea of the form of the client change and payment of the fee for discussing the client change, a price calculation will be prepared. The price for the implementation of a client change is always determined individually depending on the recommended retail prices of goods from our contractual partners and the prices of other related items. Once you have received the price quotation, you will be able to decide whether you wish to implement the client change. The change is negotiated by way of an amendment to the Future Unit Ownership Transfer Agreement.

The client change is made only after the payment of the full price of the change according to the amendment.

DOMOPLAN reserves the right to refuse any change.

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