



TECHNICAL STANDARD

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BUILDING'S CONSTRUCTION SYSTEM

The building is mainly designed as a monolithic reinforced concrete wall system in combination with reinforced concrete ceiling slabs.

BETWEEN FLATS: Reinforced concrete walls.

DIVIDING CONSTRUCTIONS

INTERIOR: Reinforced concrete walls and system plasterboard partitions. Plasterboard partitions contain a two-layer sheathing with 12.5 mm thick noise insulation boards.

FLAT USABLE HEIGHT

Headroom in blocks A, B, C, D, E in rooms (living room and bedrooms) is 2,740 mm, in blocks J, K, L 2,700 mm, and in block M 2,720 mm.

In some cases, the suspended ceiling can also be lowered in rooms to allow room for technical installations.

In other rooms, such as hall, toilet, bathroom and storage room, the headroom is reduced to 2,400 mm due to plasterboard ceiling with built-in installations.

In blocks J, K, L, a plasterboard soffit is implemented over the entire area due to the installation of a stable fire extinguishing device, while maintaining the above-mentioned clearance.

All blocks will have fire safety features.

SURFACE TREATMENT OF WALLS, CEILINGS AND SOFFITS

WALLS: Reinforced concrete walls are coated with smooth plasterboard with a double abrasion-resistant white coating.

Plasterboard facades and walls have double abrasion-resistant white coating.

CEILINGS: For reinforced concrete ceilings in lounges, smooth plasterboard is used - double abrasion-resistant white coating.

In rooms, the plasterboard suspended ceiling has white double coating.

FACADE

Ventilated facade system in a combination of various building materials for each respective block with window inlays of aluminium-framed insulating triple glass. Doors and windows are openable, other transparent surfaces are solidly glazed.

EXTERIOR SHADING

Flats' standard fitting includes exterior shading - fabric blinds fixed in guide rails with increased wind resistance, controlled by wall controllers, central control at flat entry point.

HEATING AND HOT WATER PREPARATION

The central source of heat for the apartment building is a heat transfer station. From there, distribution lines lead to flats where heat usage per flat is measured.

The consumption of heat, hot water and drinking water is measured by meters with remote reading located in each flat. Living room temperature regulation is via a wall-mounted thermostat with combined AC/H function and thermostatic valves with electrothermal heads on heating elements. Temperature regulation in other heated rooms is via thermostatic valves on heating elements.

HEATING ELEMENTS: Rooms have stand convectors with wall convectors. Bathrooms have a ladder radiator regulated via thermostatic head.



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VENTILATION

Fresh air ventilation is via equal pressure recuperative ventilation in all rooms in flat. Supplied fresh air is conditioned and humidified in the building's main vertical distribution, preheated in winter and precooled in summer. Ventilation ensures minimum hygienic air exchange. Automatic increased flow in bathrooms and toilets when lighting is activated. Kitchens have preparation for electrical installation of extractor hoods. Such hoods are excluded from standard fittings.

COOLING

As standard fitting, rooms have ducted cooling units. Bedrooms have preparation for the additional installation of a wall-mounted cooling unit. Cooling water is prepared in a central cold source for all buildings. Cooling consumption is measured for each flat via meters with remote reading. Cooling control in living room is via wall thermostat with combined AC/H function.

INTELLIGENT CONTROL

Building preparation for intelligent control (blinds, H and AC). Controls for all blinds and heating/cooling in the living room are connected to system that enables retrofitting for SMART installation.

WATER AND WASTEWATER

Installations for bathrooms and toilets are completed, including connections for individual fittings and lever taps. Kitchen unit area has blinded distributions for cold water, hot water and wastewater at one point. Water supply is on eastern terraces of 2nd floor of blocks B, C, D, K, L and on eastern terraces of 7th floor of block C.

SANITARY FITTINGS

Bathroom has acrylic bathtub or shower cabin with bathtub and a sink. Wall-hung WC with flushing module. Separate toilets also include hand sink in the room.

HIGH CURRENT ELECTRICAL INSTALLATION

Each flat has an electrical switchboard. Sockets 230 V and switches are located in all rooms and in the bathroom. Designated place for washing machine and dryer has two sockets, while kitchen area has preparation for 230 V inputs and a 400 V input for kitchen appliances with a reserve. All outlets in kitchen are terminated with clamps. Lighting outlets from ceiling in every room end with clamps. An outdoor light (controlled from the living room) and outdoor socket is installed on the loggia. Individual measurement of electricity consumption is via electricity meter located directly outside flat.

LOW CURRENT INSTALLATION

A low-current switchboard is installed in each flat. Each room has a low-current double-socket 10 Gb/s for Internet and television, or telephone. Telco services for flats (TV, internet, telephone) are via private providers of internet, television and telephone services. Communication between a flat and the building's entrance door is via home videophone.

DOOR

ENTRANCE: Fire protection, safety class 3, steel frame, including fittings, height 2,100 mm, panoramic window.

INTERIOR: Solid, smooth, rebate-free door installed in panel frame, height 2,100 mm, including concealed fittings. Door to toilet and bathroom has simple lock.



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FLOOR- AND WALL TILES	<p>ROOMS AND CORRIDORS: Parquet floating floor with wooden tread with skirting boards and tread boards between rooms. Colour of flooring as per sample book.</p> <hr/>
	<p>BATHROOM AND TOILET: Tread layer is gres tiles. Wall tiling in bathroom reaches ceiling. In separate toilet, tiling reaches installation wall (approx. 1,200 mm). Colour of floor and wall tiles as per sample book.</p> <hr/>
	<p>LOGGIA/TERRACES: Paving on substructure. Drainage of loggia is under paving into rain drain. Railing is frame with vertical filling – webbing or glass.</p> <hr/>
FITTED KITCHEN	<p>Delivery and installation of kitchen unit and equipment is excluded from standard fittings.</p> <hr/>
CELLARS	<p>Division of individual lockable cellars in the basement is via partitions. The building's distribution lines are routed above cellars under the ceiling.</p> <hr/>
GARAGES, PARKING SPACES	<p>Parking spaces are in the underground garage. Entry is contactless and monitored 24/7 CCTV. Each parking space has designated number for each floor. Garage areas have direct access to lifts in apartment buildings. Garage lighting is motion sensitive. Forced ventilation is provided in garages. The building's distribution lines run above parking spaces under the ceiling.</p> <hr/>
COMMON SPACES	<p>The building is divided into blocks. Each block has a separate entrance to the entrance card reader. Entry area has mailboxes and lifts.</p> <hr/>
	<p>COMMON CORRIDORS: Corridors are carpeted or tiled. Walls are covered with designer wallpaper or abrasion-resistant paint.</p> <hr/>
LIFTS	<p>Each block has lifts in accordance with the requirements of technical standards.</p> <hr/>
HOUSEHOLD WASTE	<p>Apartment buildings' waste management prioritises separation of waste – both indoors and outdoors.</p> <hr/>

Note: The future seller reserves the right to change individual items in this document, and replace them with items of comparable quality.