

WINDOWS, DOORS, AND FLOORS

WINDOWS	Quality triple-glazed aluminum windows. $U_w=1.0W/m^2.K$.
APARTMENT ENTRANCE DOORS	90 cm wide, 2.1 m height , round door knob, preparation for an electromechanical lock
APARTMENT INTERIOR DOORS	2.1 m high quality CPL doors with a paneled door frame, rosette fittings, WC lock on all doors
FLOOR LAYERS	Oak floors in a plank pattern in the living rooms, bedrooms, children's rooms, corridors, and halls except for the entrance halls (glued three-layer wooden floors incl. perimeter mouldings)
	Ceramic large-format rectified sintered tiles in the bathrooms, toilets, and utility rooms (RAKO, STONE 60x60 series)
	Balconies and terraces – Siberian larch wood decks

Exclusive mandate:

svoboda&williams | **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

lakesidelipno.cz/en

The seller reserves the right to change the products, materials, or designs while maintaining or increasing the price of the offered standard.

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BATHROOMS - SANITARY WARE
AND FLOOR AND WALL TILES

SANITARY WARE	Wall-mounted toilet, soft close seat, LAUFEN PRO , mounted flush-saving toilet, push flush button, double-acting, chrome
	LAUFEN PRO S 700x456 ceramic sink with a cabinet, Grohe Eurostyle sink mixer Cosmopolitan tap, click-clack drain
	Sink in the separate toilet – bathroom cabinet with a Jika Litt 40x22.1x67.5 sink or a bathroom cabinet with a Jika Cube 45x43x62.2 sink , Grohe Euroeco sink mixer tap, click-clack drain
	Rectangular Ravak Formy 80x180 bathtub, Grohe Essence New bath mixer tap with a shower set
	Showers without a bathtub, with screen-tempered thick-walled clear safety glass, stainless steel shower trough (tiled version) with an odor stopper
	Grohe New Tempesta Cosmopolitan shower system with a thermostatic chrome mixer tap
FLOOR AND WALL TILES	Ceramic large-format rectified sintered tiles in the bathrooms and RAKO toilets , STONE 60x60 cm series
MIRRORS	Bathrooms include mirrors above the sink depending on the architectural design

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APARTMENT ELEMENTS AND TECHNOLOGIES

WINDOW LEDGES	Solid oak 20mm thick with 40mm front plywood
LIGHT SWITCHES, SOCKETS	ABB future linear
LIGHT FIXTURES	Prepared for the installation of light switches according to the project documentation, light switches in the apartments are not included in the delivered standard. front gardens are lit by LED exterior wall-mounted MY GARDEN BUSTAN lights
SHADING	All windows have built-in exterior aluminum blinds or (on gable windows) exterior 80mm wide horizontal aluminum blinds with push-button electronic control, remote control, and prepared to be connected to a smart system
TV SYSTEM	STA socket in each room, digital terrestrial signal reception, distribution from the central switchboard to the low-current switchboard of each apartment, prepared for a satellite connection
LOW-CURRENT DISTRIBUTION	Data socket in every living room, data socket in the closet, an audio doorman (preparation for a video doorman), preparation for a security system
SMART SYSTEM	Preparation for a smart system, prepared to connect the blinds, heating, cooling, ventilation, and the switches in the rooms to the system
SECURITY	Camera system in the common areas and garages
ENERGY SOURCE	Heat pump with 16 geothermal probes 150m deep (boreholes)
VENTILATION	Natural + exhaust fans in the toilets and bathrooms, quiet fan with speed setting control
HEATING	Hot-water underfloor heating system, individual setting and control, regulated thermostat (permanent tempering). Electric floor heating mats and Koralux Linear heated towel rails in the bathrooms
COOLING	Preparation for the installation of cooling pipes (split units or complex IVAR units without outdoor units)
METERS	Electricity is billed separately, water and heating meters in every apartment
PREPARED FOR INSTALLATION	Preparation for a washing machine and dryer
GARDENS	Individual garden elements and terrace trellises are not included

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STRUCTURAL ELEMENTS

CONSTRUCTION SYSTEM	Wall system combined with reinforced concrete + POROTHERM AKU brick blocks, with reinforced concrete monolithic ceilings and a heavy Ytong roof
PERIMETER CLADDING	Extraordinary insulation of the perimeter walls – 180mm thick thermal insulation of the contact insulation system mainly with brick strip cladding
WALLS BETWEEN THE APARTMENTS	Either reinforced concrete or brick POROTHERM AKU 300 mm thick blocks
APARTMENT FLOORS	Anhydrite self-leveling floating floors laid over thermal insulation as a base for the surface layer
APARTMENT PARTITION WALLS	Ytong 75–150mm brick partitions or floor plinths depending on the project
INTERIOR PLASTERING	Stucco
SUSPENDED CEILINGS	Plasterboard structures
PAINT	Double quality paint; white
ROOF	Double-skin ventilated structure with thermal insulation 200mm thick made of PIR panels, the supporting structure is made of a system heavy Ytong roof
RAILINGS	Glazed railings in the common areas, wooden in the apartments

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COMMON AREAS

STAIRS	Reinforced concrete structure
TREAD LAYER	Tiles with anti-slip properties in the hallways, carpet and oak wood planks in the entrance halls
ENTRANCE DOORS	Aluminum with safety glass panels
BUILDING EQUIPMENT	Stainless steel door bells, cleaning zones, installation of an external videophone
ENTRANCE FOYER	Two-story entrance hall with large glazed areas, brick walls, conference rooms, and a 24/7 reception
INTERIOR LIGHTING	Light fixture with energy-saving LED lights
ELEVATOR	Silent machine-room-less elevator
ACCESS SYSTEM	Chip access to the common areas, possibility of integrating the apartment into a unified system

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NON-RESIDENTIAL PREMISES

WELLNESS AREA	Indoor 4.5x6.3x1.3m pool with a countercurrent system and an outdoor terrace, a Finnish sauna including all equipment, a private Jacuzzi, and a multipurpose hall
GARAGE PARKING	18 garage parking spaces, clear height of the garage min. 2.6m
OTHER NON-RESIDENTIAL SPACE	Storage room for bikes/prams/skis, cellar storage units

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TECHNICAL SPECIFICATIONS

BASIC PARAMETERS

- Number of underground floors: 1
- Number of above-ground floors: 2 + an attic
- Number of apartments: 22
- Number of studios: 1

BASIC STRUCTURES

- Reinforced concrete monolith foundations (reinforced concrete bathtub)
- Walls in the above-ground floors – combination of reinforced concrete and sound insulating ceramic blocks (AKU)
- Reinforced concrete ceilings
- The roof, including its sloping parts, will be heavy semi-assembled (Ytong roof system)
- Staircases will be monolithic reinforced concrete
- Inner partitions made of heavy acoustic Porotherm AKU 30 ceramic blocks or of reinforced concrete
- Wall plastering Stucco, plaster trowel, and paint
- The building's façade is mainly made of brick strips
- Triple-glazed aluminum windows
- HPL apartment entrance doors
- Heavy floating floors with an emphasis on sound insulation
- Floors in the rooms made of multi-layer oak planks
- Rako Stones 60x60 tiles; gray
- Mainly Laufen Pro sanitary ware in bathrooms and toilets
- Grohe faucets

FACILITIES

- Entrance foyer with a reception
- 1 meeting room
- Multipurpose room (conferences, fitness, parties, etc.)
- Finnish sauna and a Jacuzzi, relaxation zone
- 18 garage parking spaces
- 10 storage units
- Bike storage/ski storage

TECHNICAL EQUIPMENT

- Water connection, connected to the sewerage system, electricity connection (E.ON distribution)
- Ready for Internet connection
- Central heating. The heat source is a heat pump and 16 geothermal probes with a depth of up to 150m
- Individual preparation of domestic hot water in electric storage tanks
- Possibility to install air-conditioning units
- Individual energy meters and billing
- Underfloor heating; remote individual control (at an extra cost)
- Elevator

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