

## WINDOWS, DOORS, AND FLOORS

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

Exclusive mandate:

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

**lakesidelipno.cz**

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

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## APARTMENT ELEMENTS AND TECHNOLOGIES

<b>WINDOW LEDGES</b>	Solid oak 20mm thick with 40mm front plywood
<b>LIGHT SWITCHES, SOCKETS</b>	ABB future linear
<b>LIGHT FIXTURES</b>	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
<b>SHADING</b>	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
<b>TV SYSTEM</b>	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
<b>LOW-CURRENT DISTRIBUTION</b>	Data socket in every living room, data socket in the closet, an audio doorman (preparation for a video doorman), preparation for a security system
<b>SMART SYSTEM</b>	Preparation for a smart system, prepared to connect the blinds, heating, cooling, ventilation, and the switches in the rooms to the system
<b>SECURITY</b>	Camera system in the common areas and garages
<b>ENERGY SOURCE</b>	Heat pump with 16 geothermal probes 150m deep (boreholes)
<b>VENTILATION</b>	Natural + exhaust fans in the toilets and bathrooms, quiet fan with speed setting control
<b>HEATING</b>	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
<b>COOLING</b>	Preparation for the installation of cooling pipes (split units or complex IVAR units without outdoor units)
<b>METERS</b>	Electricity is billed separately, water and heating meters in every apartment
<b>PREPARED FOR INSTALLATION</b>	Preparation for a washing machine and dryer
<b>GARDENS</b>	Individual garden elements and terrace trellises are not included

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## STRUCTURAL ELEMENTS

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

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## COMMON AREAS

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

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## NON-RESIDENTIAL PREMISES

<b>WELLNESS AREA</b>	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
<b>GARAGE PARKING</b>	18 garage parking spaces, clear height of the garage min. 2.6m
<b>OTHER NON-RESIDENTIAL SPACE</b>	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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