

top'rezidence

POMEZÍ



Villa B1 / B2 / C1 / C2

catalogue of standards

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STANDARD OF THE OBJECT

ENERGY STANDARD

- low-energy villas
- energy label PENB A

DOORS AND FLOORS

ENTRANCE DOOR TO THE VILLA

- security class 2, standard fire resistance with a safety lock, doorknob-handle fittings

INTERIOR DOORS

- full veneered or white lacquered with a lining non-fold doorframe, concealed hinges, a magnetic lock, rosette fittings, clear height: 2.1 m
- to the living rooms and between the vestibule and the hall: glass doors
- between the garage and the vestibule: full, with a steel frame

TREAD LAYERS OF THE FLOORS

- **entrance to the house / vestibule** – ceramic tiles – choice of several types, including a plinth
- **entrance hall and staircase** – a wooden multilayer floor, glued all-over – choice of several types, including peripheral slats
- **living rooms, bedrooms, children's bedrooms** – a wooden multilayer floor, glued all-over – choice of several types, including peripheral slats
- **technical room / chamber, storage room** – ceramic tiles – choice of several types, including a plinth
- **terrace** – decking from quality terrace boards
- **garage** – epoxy screed

BATHROOMS – FURNISHINGS, FLOOR TILING AND TILING

FURNISHINGS

- wall-hung toilet + preparation for a bidet seat
- small washbasin in the WC: ceramic, approx. 40 x 26 cm
- ceramic washbasin, medium, approx. 60 x 47 cm
- enamel bathtub, min. 170 x 80 cm, a bathtub sink with overflow filling
- no-tray shower with a floor gutter, alternatively ceramic or cast marble shower tray, dimensions according to the disposition
- glass shower screen

- for the small washbasin: a stand lever faucet, chrome
- for the washbasin: a concealed faucet, chrome
- concealed thermostatic shower and bath faucet, chrome
- hand and overhead shower in the shower, hand shower next to the bathtub
- in the garage – sink with a drinking water outlet
- at the exit to the garden – frost-resistant outflow fittings mounted

TILING AND FLOOR TILING

- large-format, rectified

ELEMENTS AND TECHNOLOGIES OF THE VILLA

- **windows** – solid wood or aluminium windows according to the project, windows on the ground floor – glass with a safety foil, frame colour according to the project documentation
- **shading** – external blinds on all windows, with electric control
- **window sills** – interior window sill boards: laminated
- **preparation for installation** – preparation for the connection of an automatic washing machine and dryer; in the kitchen unit area: closed hot- and cold-water outlets, sewerage, for the possibility of connecting pipes for the sink and dishwasher
- **gas distribution** – as standard, the gas is brought to the boundary of the plot, as part of a client change, the gas can also be fed into the kitchen area
- **use of rainwater** – rainwater storage tanks with drinking water supply, control unit in the basement – part of the standard; a rainwater outlet in the stay part of the garden with the possibility of connecting a garden hose; preparation for irrigation – an installation box, as part of a client change, it is possible to fit a shaft for the connection of automatic irrigation system
- **central vacuum cleaner** – as standard, distribution and preparation for the unit, extension (upgrade) of the unit possible within a client change
- **photovoltaic panels** – preparation as standard – can be extended as part of a client change
- **whirlpool / swimming pool** – as standard, preparation for a whirlpool for Villa C1; for Villas B1 and B2, there is also preparation for a swimming pool at a specified place
- **gardens** – addition of the whirlpool / pool itself is possible as part of a client change

NOTE:

The investor reserves the right to replace the above-stated materials and fixtures (types, series, etc.) with substitutes featuring adequate or better technical parameters. These are for example cases when the said materials and / or fixtures are out of production at the time of construction or are not available for another reason.

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CENTRAL HEATING

- **heat energy source** – air-to-water heat pump
- **heating** – hot-water
- **radiators** – heating and cooling ceilings in the living rooms, electric heating ladders and electric floor heating mats in the bathrooms, a plate radiator in the garage
- **domestic hot water** – central preparation – a storage heater

AIR CONDITIONING AND COOLING

- **ventilation** – ventilation with heat recovery, ventilation air distribution in the soffits and floors; a central inlet; for the bedroom and living room doors – an acoustic door grille, alternatively crosstalk elements above the room doors or wall valves; a wall or ceiling recuperation unit according to the project documentation
- **cooling** – source of cooling: a heat air-to-water pump, cooling by means of the cooling ceilings
- **hood** – circulating, without connection to HVAC (client delivery)

ELECTRICAL INSTALLATION

- **heavy-current wiring** – the cabling design allows for an intelligent control of elements and systems
- **intelligent control** – the standard package features the control of recuperation, heating, cooling and blinds
- **switches, sockets** – in the range according to the project
- **low-current sockets** – a socket for common TV aerials in each room, a low-current switchboard equipped with passive elements (possibility for mounting a WI-FI router), a data socket in the rooms
- **home phone** – an outdoor communicator with a camera at the gate, a videophone on the main living floor of the house, preparation for the cabling of a home phone on the next – bedroom – floor, with the possibility of adding a home phone as part of a client change
- **lamps** – the lamps in the interior of the house are not part of a standard delivery, there is only preparation for fitting lamps according to the project documentation; the lighting of the entrances, gardens and terraces is part of the standard, lamps with energy-saving LED sources according to the architect's design
- **metering** – separate metering of all media (water, electricity) for each villa
- **TV system** – reception of terrestrial digital signal is provided + possibility of extension by satellite reception
- **data** – data distribution to each villa
- **electronic security alarm** – in standard

BUILDING CONSTRUCTIONS

- **construction system** – solid brick or monolithic wall system with reinforced-concrete monolithic elements
- **peripheral and load-bearing walls** – bricked from blocks or monolithic reinforced-concrete walls according to the project
- **staircase** – steel or monolithic with wooden stairs, safety glass railings with a wooden handrail
- **partitions** – bricked from blocks
- **floors** – an anhydrite self-leveling or concrete floating floor above thermal and impact insulation, as a base for the tread layer
- **plasters** – smooth lime-plaster plasters, the garage without plasters – concrete with paint or exposed masonry from blocks
- **painting** – double quality painting in a white tone
- **soffits** – plasterboard constructions – the bathrooms, WCs, corridors, chambers – to the necessary extent determined by the project

EXTERIOR PRIVATE AREAS

- **terrace railings** – segments made of glued safety glass or stainless-steel mesh in combination with steel elements, according to the project documentation
- **landscaping** – grassing and planting of the gardens according to the architectural design, planting of green fences (hedges) and trees defined by the project
- **supporting walls, railings, fencing** – gabion or reinforced-concrete walls; reinforced-concrete or wire fencing, according to the project documentation
- **access walkways to the villas** – staple concrete
- **outdoor parking space** – paved
- **elements integrated into the street fencing of the villas** – a steel gate with an electromagnetic lock connected to a home phone – a video communicator with a camera, connection and metering cabinets, a mailbox, house marking, a dustbin box

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