



Terraced Houses
D1-D7 / E1-E11 / F17-F18

catalogue of standards

top'rezidence

POMEZÍ

STANDARD OF THE OBJECT

ENERGY STANDARD

- low-energy houses
- energy label B

DOORS AND FLOORS

ENTRANCE DOOR TO THE HOUSES

- 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 door frame, hidden hinges, magnetic lock, rosette fittings, clear height: 2.1 m
- to the living rooms and from the vestibule to the hall: partially glazed doors
- between the garage and the storage / technical room: full doors with a steel door frame

TREAD LAYERS OF THE FLOORS

- **entrance to the house / vestibule** – ceramic floor tiling – 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 floor tiles – choice of several types, including a plinth
- **terrace** – decking from quality terrace boards
- **garage** – ground concrete with a paint or an epoxy paint

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
- double washbasin, ceramic, approx. 130 x 47 cm
- enamel bathtub, min. 170 x 80 cm, a bathtub sink with overflow filling
- no-tray shower with a floor gutter, alternatively a cast-marble shower tray, dimensions according to the disposition
- glass shower screen

- for the small washbasin: a stand lever tap, chrome
- for the washbasin: a concealed tap, chrome
- concealed thermostatic shower and bathtub tap, chrome
- both hand and head shower in the shower, hand shower in the bathtub
- in the garage – a sink with a drinking water outlet
- at the exit to the garden – frost-resistant outlet fittings are mounted

TILING AND FLOOR TILING

- large-format, rectified

ELEMENTS AND TECHNOLOGIES OF THE HOUSE

- **windows** – wood or wood-aluminium windows with insulating triple glazing, windows on the ground floor – glass with a safety foil, frame colour according to the project documentation
- **shading** – exterior blinds on all windows with electric control; in the case of suspended window installation: instead of (exterior) blinds, there can be interior screen blinds with electric control; preparation for a pergola as standard – addition of the pergola itself possible within a client change
- **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 fed to the gas boiler, 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, a 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; addition of the unit possible within a client change
- **photovoltaic panels** – preparation as standard – can be added as part of a client change
- **whirlpool** – preparation as standard – can be added 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.

top' residence

POMEZÍ

CENTRAL HEATING

- **heat energy source** – in each house a central gas boiler
- **heating** – hot-water
- **radiators** – floor heating 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; for the bedroom and living room doors – an acoustic door grille, alternatively crosstalk elements above the room doors; in the case of other rooms: ventilation valves above the doors; wall or possibly ceiling recuperation units – according to the HVAC project
- **cooling** – a roof cooling unit, indoor wall split units in each room (living room / kitchen, bedroom, children's bedroom)
- **hood** – circulating, without connection to HVAC (a client delivery)

ELECTRICAL INSTALLATION

- **heavy-current wiring** – the cabling design allows for adding an intelligent (smart) control of elements and systems
- **preparation for an intelligent (smart) household 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; on the main living floor of the house: a video phone; preparation for cabling of a home phone on the other (bedroom) floor with the possibility of adding a home phone within a client change
- **lamps (luminaires)** – 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 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 and electricity) for each house
- **TV system** – reception of terrestrial digital signal is provided + possibility of extension by satellite reception

- **data** – data distribution to each house
- **electronic security alarm** – addition possible within a client change

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** – reinforced concrete with wooden cladding, the railing consists of a bricked wall finished with a wooden handrail
- **partitions** – bricked from blocks
- **floors** – an anhydrite self-leveling or a 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 a paint or exposed 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

- **railing** – railing of the terraces – bricked with a steel handrail or a locksmith steel structure with stainless steel mesh filling; railing of the French windows – glass
- **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, railing, fencing** – reinforced-concrete walls; reinforced-concrete or wire fencing
- **access walkways to the houses** – paved
- **outdoor parking places** – staple concrete
- **elements integrated into the street fencing of the house** – a steel gate with an electromagnetic lock connected to a home audio phone – a video communicator with a camera, connection and metering cabinets, a mailbox, house marking

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.