

STRUCTURES	
FOUNDATION	The foundation is an existing structure of the building, constructed during the previous phase and consisting of cast reinforced concrete panels.
LOAD-BEARING WALLS	The load-bearing walls are made of cast reinforced concrete.
INTER-FLOOR SLABS	The inter-floor slab is made of cast reinforced concrete.
EXTERNAL WALLS	The load-bearing external walls are built using cast reinforced concrete, while aerated concrete blocks were used to erect the rest of the external walls. Polystyrene foam was mainly used to insulate the envelope structures of the building, although walls with a fire safety or fire separation function were insulated using rock wool. A decorative facade finish is to be applied to the walls. The walls of the attic floor consist of timber structures, with a ventilated facade.
ROOF	The roof will be a cast reinforced concrete slab, except for the attic floor, for which timber structures will be used. The roof is insulated with rock wool and lined with a PVC membrane.
WALLS BETWEEN SHARED-USE AREAS AND APARTMENTS	The walls were built using aerated concrete blocks, with plastering on the side of the shared-use areas and lined with two layers of plasterboard on the inner side, with rock wool insulation between the plasterboard layers.
WALLS BETWEEN APARTMENTS	The walls were built as a three-layer system. It consists of a fire-resistant section in the middle, lined with two layers of plasterboard, and 75 mm rock wool insulation filling on both sides.
PARTITION WALLS WITHIN APARTMENTS (BETWEEN ROOMS)	The partition walls were made using metal frames (50, 75, 100 mm), lined with plasterboard and rock wool filling on both sides.
WINDOWS AND ALUMINIUM FACADE SYSTEMS	The building is equipped with energy-efficient aluminium windows featuring triple-glazed insulating glass units, providing excellent thermal and acoustic insulation. The windows are fitted with high-quality hardware, ensuring convenient operation and durability. Windows installed in fire-rated walls provide 30 minutes of fire resistance.
BUILDING EXTERNAL DOORS	The external doors of the building are to be made of aluminium with 3-pane glass unit glazing.
BALCONIES	The balconies consist of cast reinforced concrete structures. Impregnated timber decking supported by spacers is used for the end finish. Metal railings were used as enclosures for the balconies.

TERRACES	Impregnated timber decking supported by spacers is used for the end finish. The terraces are equipped with an outdoor wall socket and a water tap. Metal railings were used as enclosures for the terraces. The terraces are separated using a metal screen similar to the terrace railings. The separating wall can be optionally equipped with terrace or flower boxes.
STAIRS AND RAILINGS	The building is to have a prefab concrete stairwell. Painted metal railings.
LIFT	The building is to have a lift that can stop on every floor.
SHARED-USE AREAS	There is to be a shared-use room on Floor 1 for storing baby carriages. The premises will be equipped with an access control system.
GROUNDS, IMPROVEMENTS	The grounds have been improved with paving stone surfacing, lanterns, and multiple recreation areas with benches. A number of greenery arrangements are being set up in fixed flower boxes. Bicycle parking facilities have been installed on the grounds.
VEHICLE PARKING	The basement floor of the building consists of two levels, Floor -1 and Floor -2, with spaces for parking cars, motorcycles, bicycles as well as storage rooms and electric vehicle charging options.

* The solutions indicated in the technical description may change without prior notice, and be replaced with equivalent or technologically equivalent alternative solutions that comply with the construction design and do not degrade the level of quality.

UTILITY SYSTEMS	
HEATING	The centralised municipal heating system is used for heating the building. Zehnder Charleston radiators are being installed in the apartments. Every bathroom unit is to be equipped with combination-system towel driers and electric underfloor heating. Remote meter reading.
AIR COOLING	Engineering networks for a room cooling system are provided in all apartments. The installation of the indoor and outdoor units of the cooling system shall be carried out by the client at their own expense.
WATER SUPPLY	Centralised city water supply and sewer. The cold and hot water meters for every apartment are located in the shared-use areas. Remote meter reading.
POWER SUPPLY	An independent connection to the power supply system is to be set up for every apartment. The power meters are installed in the switching box of the respective floor. It is planned to install wall sockets and light switches, as well as connection points for kitchen appliances. The suspended-ceiling areas of the apartments are to have built-in lights; the rest of the lights will be set up by the owners of the apartments according to their own means and preferences. The shared-use areas are to be equipped with motion sensors for lighting control.
VENTILATION	A separate ventilation system is provided for each apartment. Each apartment is equipped with an individual heat recovery ventilation (HRV) unit. Fresh air is supplied to the living room and each bedroom, while exhaust air is extracted from the kitchen area, bathrooms, and laundry rooms. The ventilation units are located in laundry rooms or sanitary facilities. Air intake and exhaust are arranged through the building façade.
TELECOMMUNICATIONS	A fibre-optic cable is installed up to every apartment, located in the telecommunications switching box.
SECURITY MEASURES	Intercoms with a chip access system are installed at the entrances of the buildings, and every apartment is equipped with an intercom station. The gates to the quarter are closed at night. Local smoke detectors are to be installed in every apartment, and centralised smoke detectors in shared-use areas.