

Arcus City

Standards – Comfort – J, K



apartments	specification	description
DOORS	ENTRANCE	single-leaf door with dimensions 2100 x 900 mm, security class 3, fire-resistant, security lock, grip & handle fittings, threshold, door peephole
	INTERIOR	door leaf, solid non-rebated, CPL surface, height 2100 mm, white color, door casing, rosette fittings, hidden hinges, ordinary key
WINDOWS	ROOMS	wooden windows, insulating triple glazing, window frame color: anthracite
		inner sill, white, matt
WALLS	STRUCTURAL WALLS	inter-apartment walls - wooden CLT panels with plasterboard covering
	INTERIOR PARTITIONS	drywall partitions within the apartment
SURFACE FINISHING	WALLS	drywall
	CEILINGS - TIMBER	clear height 2620 mm, CLT wood face panels
	DROPPED CEILINGS	lower plasterboard dropped ceilings in the bathroom, toilet, pantry, clear height 2400 mm
	PAINT (APARTMENT)	double painting of walls and ceilings (suspended), white color
TILING	BATHROOM	ceramic tiling up to a height of 2.4 m
	TOILET	ceramic tiling up to a height of 1200 mm
FLOORS	LIVING ROOM, BEDROOM	veneered wooden floor
	HALL, HALLWAY	veneered wooden floor
	BATHROOM, TOILET	ceramic floor tiles
	PANTRY / CLOSET with entrance from the hallway	ceramic floor tiles, ceramic plinth
	BALCONIES, TERRACES	terrace tiles on dots and dabs

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BATHROOM EQUIPMENT	SINK	wall-mounted sink, ceramic, siphon - chrome surface
	HAND BASIN	wall-mounted hand basin, ceramic, siphon - chrome surface
	WALL-MOUNTED TOILET	wall-mounted toilet, ceramic, soft-close seat
	TOILET BUTTON	split control button (2 modes)
	BATHTUB	enameled steel, white color, panels with tiling
	SHOWER CUBICLE	shower floor, ceramic tiles, shower screen - clear glass
OTHER EQUIPMENT	WASHING MACHINE VALVE WITH A SIPHON	location according to layout, washing machine valve with non-return valve
	PREPARATION FOR THE KITCHEN	water outlets terminated with a plug, drain pipe terminated with a plug, ventilation terminated with a tight non/return flap valve and a plug, electrical lines terminated with a combined outlet, all at the shaft boundary
WATER TAP	SINK TAP	pillar sink tap, lever type
	HAND BASIN TAP	pillar sink tap, lever type
	SHOWER TAP	thermostatic wall-mounted shower mixer, lever type
	SHOWER SET	shower head + hand shower + wall mounted shower holder with outlet from the shower mixer
	BATHTUB TAP	bathtub wall mounted thermostatic mixer, lever type
	BATHTUB SET	hand shower + wall mounted shower holder with outlet from the bathtub mixer
LIGHTS	APARTMENTS	the lights are not part of the standard, there is a cable outlet in place of the lights, cable outlet above the sink in the bathroom
	BALCONIES, TERRACES, FRONT GARDENS	outdoor wall mounted light, LED lamp

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ELECTRICAL WIRING - HEAVY CURRENT	HEAVY CURRENT	switches and sockets in a combined frame
ELECTRICAL WIRING - LIGHT CURRENT	TV SIGNAL	1 x socket for TV signal in living room and double bedroom
	DATA SOCKETS	1 x data dual socket in living room and double bedroom
	OPTICAL SMOKE ALARM	decentral, battery-operated, positioned on the ceiling as required by the fire safety concept
	APARTMENT INTERCOM SYSTEM	video telephone within the smart system
	SMART SYSTEM	smart system - video telephone, energy metering, heating control and external shadings control
HEATING	RESIDENTIAL ROOMS	floor heating - hot water based
	BATHROOMS	heated ladder towel radiator with an electric heating element
AIR HANDLING SYSTEM	BATHROOMS, TOILETS, PANTRIES	exhaust fan in the dropped ceiling, separate control
	KITCHEN	preparation for forced air extraction for cooker hoods terminated at the shaft (kitchen) boundary by a non-return flap
	RESIDENTIAL ROOMS	hygienic air exchange system in residential rooms is provided by ventilation slits in the window head sill
ENERGY PERFORMANCE	PENB	PENB energy certificate label - "A" - exceptionally economical
	ENVIRONMENTAL CERTIFICATION	BREEAM certification - minimum level „Very Good“
BLINDS	BLINDS	exterior blinds
BALCONIES	BALCONIES	metal railings with vertical posts, planters with pre-set trellises, dividing walls between balconies
WATER SUPPLY AND ELECTRICAL WIRING	FRONT GARDENS, BALCONIES, TERRACES	non-freezing outlet fitting and electricity socket on each balcony and terrace
CELLARS	CELLAR CUBICLES	brick or metall wall with lockable doors

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COMMON PREMISES	KEY SYSTEM	controlling the locking of the outer shell doors - building door, garage doors, etc
	ELEVATOR	elevator with quiet operation serving all floors, parking garage and entrance floor
	BUILDING EQUIPMENT	doorbell panel with camera, mailboxes, cleaning zones, installation of an exterior video intercom system
	PARKING GARAGE	the parking spaces are marked and numbered, the entrance is closed by a sectional garage door with remote control
	HEATING AND LIGHTING	common areas heated at moderate temperature, lights in common areas with energy-saving LED lamps, switching by sensors separately on each floor
	GENERAL DESCRIPTION	<p>heat source - heat pumps (ground-to-water, geothermal boreholes)</p> <p>underfloor heating and cooling for all apartments</p> <p>photovoltaic panels on the roof, charging stations for electric vehicles (5 charging points per building)</p>

The developer reserves the right to change the manufacturer or type of product while maintaining the quality parameters of the building. All products mentioned above are interchangeable without notice with other products of similar quality. Of the furnishings listed above, only those shown on the unit floor plan apply.

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