



Rezidence Hutmanka

Technical specifications





Building's energy standard

The building is designed and constructed to meet the highest energy efficiency class—Class A (exceptionally energy-efficient building)

Load-bearing structure

- vertical load-bearing element: reinforced concrete composite frame with exterior walls lined with fired ceramic blocks
- horizontal load-bearing element: monolithic reinforced concrete floor slabs

Partition walls

- reinforced concrete floor-to-floor partitions
- interior drywall partitions
- plasterboard installation panels

Facade

Exterior insulation system made of mineral wool, clad with ceramic fired cladding strips, or alternatively clad with facade panels mounted on a supporting grid

Interior surfaces

- plaster walls, or plaster skim coat with white scrub-resistant paint, protective metal corner guards installed behind plaster to prevent damage
- smooth, seamless drywall ceilings, waterproofed in wet areas
- white scratch-resistant paint on interior surfaces of walls and columns in the parking area, and in utility and waste disposal rooms; warning markings are applied to columns and corners in parking area



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Windows and balcony doors

- all facade openings feature aluminum frames with triple-glazed insulated glass, four-partition perimeter hardware, a combination of fixed and openable sections, and anthracite window frames on both the exterior and interior
- outdoor window sill: anthracite color
- interior window sill: wooden sill
- motorized exterior window blinds: built-in, including guide rails and electrical wiring in the motor

Building's main entrance

- aluminum entrance doors with glass panels, featuring insulated safety glass, and a flat aluminum threshold
- compact hardware set (door handle and vertical grab bar) as specified by the door supplier, door closer
- electric lock controlled by an intercom, cylinder lock
- color matched the exterior shade of windows
- doorbell panel with camera, video intercom in all apartments

Hutmanka Invest s.r.o. reserves the right to make any changes to these standards while maintaining their comparable quality and price



**Apartment
entrance doors**

- smooth, solid, fire-resistant, safety class III
- size of wing 900 x 2,100 mm
- steel door frames
- compact handle-and-knob hardware as specified by the door manufacturer, cylinder lock
- wooden threshold: varnished oak
- entrance doors can't be changed

Interior doors

- smooth solid white, or alternatively lacquered in same wood tone as the floors
- size of wing 700 x 2,300 mm or 800 x 2,300 mm
- door frame: same color as door wing
- compact handle-to-handle hardware, stainless steel finish, round rosette
- locks with keys
- toilet and bathroom handle-handle + rotary lock

**Interior door to
utility rooms and
basement**

- size of wing 800 x 1,970 mm or 900 x 1,970 mm
- metal door frame, painted to RAL standards
- cylinder lock



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Floors:

Living rooms, entrance halls

- wooden triple-layer oak floors
- baseboards along the walls and in doorways transitions strips
- transition between tile and wood floors: tiles will be finished with a metal trim strip, which will be caulked on the side facing the wooden floor, or filled with a cork strip

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Bathrooms, toilets

- ceramic tiles: large-format 60 x 120 cm

Tiles

- ceramic tiles: large-format 60 x 120 cm
- height of tiles in the bathroom up to the ceiling, in separate toilets also up to the ceiling
- system end and corner moldings

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Loggias, balconies, terraces

- Dlažba na terčích
- Skleněné zábradlí

Common areas

- ceramic tiles: large-format 60 x 120 cm, according to the interior design
- baseboard made of same ceramic tile
- garages, utility rooms, and back-of-house areas: epoxy coating on concrete

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Furnishings and fixtures

- freestanding white ceramic sink, chrome drain, single-handle sink tap
- white ceramic wall-hung toilet with a concealed tank, featuring a plastic dual-flush button, a plastic soft-close seat, and a bidet shower
- low-profile shower enclosure with drain, white, glass screen, or alternatively a floor drain and tiles
- concealed thermostatic shower tap with showerhead and handheld shower
- white enamel bathtub, drain, chrome-plated concealed bathtub tap with hand shower

Garages/parking

- parking in the building's underground garage, accessible from the adjacent street

Heating

- central heat source in a shared boiler room housing ground-to-water heat pumps connected to the building's own geothermal wells
- apartments feature underfloor heating with a cooling option, controlled by servo-valves in the electrical distributor, ceiling cooling can be added individually
- in the bathrooms electric heated towel rail
- domestic hot water distribution system with a circulation loop
- measuring energy consumption in individual apartments using heating meters located in the hallway wall, with remote reading



Air-conditioning

- apartments are equipped with heat recovery ventilation units featuring a “boost” function for rapid ventilation of bathrooms and toilets
- in the kitchens preparations must be made to connect the range hood to an outdoor vent (the range hood is not included)
- utility and common areas ventilated in accordance with hygiene requirements

Cooling

Preparation for the installation of interior cooling units in the apartments will be located above the suspended ceiling in the entryways and will include pipes and cables, incl. condensate draining. Preparation for the installation of outdoor units (inverters) on the roof. The conditions for installing active cooling components are specified in the building and apartment user manual. Installation will be carried out as a client-requested modification.

Technical description: the roof will have outlets for pre-insulated cooling lines + an electrical cable for powering the outdoor unit, which will terminate in the apartment's distribution panel with the appropriate circuit breaker. The other end of the pre-insulated cooling lines will terminate inside the apartment in the suspended ceiling of the entryway. The drop ceiling will also include provisions for draining condensate into the sewer system. As part of a client-requested modification, the cooling system will be installed complete with an outdoor unit and indoor split units.



Electrical installations–high-voltage

- built-in plastic electrical panel in the entryway
- cables with a sufficient number of circuits for the kitchen cabinets that are connected to the building's main distribution panel will terminate in a cable bundle at the intended location of the kitchen cabinets so that the individual outlets can be placed in the positions specified by the kitchen studio
- preparations have been made in each room for the installation of a ceiling light fixture
- light fixture outlets with a socket and light bulb
- switches and outlets, white, placement and quantity as specified in the project documentation

Electrical installations–low-voltage

- each living room is equipped with a data outlet connected to the low-voltage building distribution panel with a connection for communication network cables
- video intercom by the apartment's entrance door, and a doorbell panel with a camera by the building's entrance
- autonomous smoke detector installed in the entryway



Installation and wiring

- standard water supply system, connected to the main water line under the street via water meter assembly
- each apartment has sub-meters for cold and hot water installed on the supply lines with remote reading
- necessary preparations have been made for kitchens, including sewer connection pipes and cold and hot water pipes, all in accordance with the project documentation
- preparation for connecting an automatic washing machine in the bathroom or apartment's utility room
- the water meter is included in the standard installation package
- kitchen furniture and appliances not included in the unit

Staircase

- precast reinforced concrete, cantilevers supported on a sound barrier and spaced from the walls
- ceramic tile floors match the floors in the common areas

Roof

- flat roof, thermal insulation consisting of sloped EPS wedges, foil waterproofing

Elevator

- kone or Schindler standard traction elevator with a cabin and doors finished in textured stainless steel



Landscaping and roads

- sidewalks: stone mosaic pavers or asphalt
- outdoor parking spaces: stone mosaic paving or asphalt
- access roads: asphalt in accordance with city standards
- street-facing fence: custom metalwork
- fence between front yards and along the boundaries with neighboring properties: powder-coated steel 3D welded mesh mounted on anthracite-colored posts

Fixtures are listed without accessories that are included in the delivery (water angle valves, traps, installation kits, etc.). The number of items is determined by the project documentation. If, according to the project documentation, the apartment doesn't include the fixtures specified above, the listed standard is not part of the contract. The detailed documentation consists of the construction plan, therefore the placement and size of the fixtures, sanitary ware, and appliances are for illustrative purposes only. The future seller reserves the right to change the standard fittings of the apartments, common areas of the building, and the grounds.



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