



| Category / Area   | Element                                      | Specifications  |
|---|--|---|
| <b>A) Construction and Surface Finishes</b>                             |  |   |
| <b>Support structures</b>   |  | Monolithic reinforced concrete structure, ceramic linings, VPC blocks   |
| <b>Interior partitions</b>  | inter-unit partitions                        | Monolithic walls and VPC blocks   |
|   | interior walls in an apartment               | Double-layered drywall  |
| <b>Roofs</b>  | roof   | Sheeting, green roofs   |
|   | terraces, balconies                          | Terraces: concrete pavers on pedestals, welded steel railings<br>Balconies: precast reinforced concrete elements, steel railings                  |
| <b>Facade, insulation</b>   |  | Exterior insulation and finish system (EIFS), thermal insulation made of EPS or mineral wool<br>Facade finishes: thin-coat plaster, ceramic tiles |
| <b>Suspended ceilings</b>   | storage rooms, apartment hallways, entryways | Plasterboard ceilings   |
|   | bathrooms, restrooms                         | Plasterboard ceilings   |
| <b>Flooring</b>   | living rooms                                 | SPC vinyl flooring, available in a variety of wood or stone designs   |
|   | bathroom, toilet, entryway, storage room     | 60×60 tiles, choice of 3 designs  |
|   | hallways, entryways, staircases              | 60×60 tiles   |
| <b>Tiles</b>  | bathroom, toilet                             | 40×60 or 60×60 tiles, available in 3 designs  |
| <b>B) Building components</b>   |  |   |
| <b>Windows</b>  | frames and glazing                           | Plastic windows, 6-chamber profile, triple-pane insulated glass   |
|   | outdoor shading                              | Preparation for exterior blinds   |
|   | interior window sills                        | Particleboard with a nose   |
| <b>Doors</b>  | front door – residential                     | Aluminum  |
|   | front door – apartment                       | Smooth solid door, steel door frame, security class 3   |
|   | interior doors                               | Sapeli doors with a rebated edge, CPL finish (choice of 3 decors), height 2,100 mm  |
| <b>Entranceways to the house, vestibules</b>                            | frames and glazing                           | Aluminum system, triple-pane glazing  |
| <b>Storefronts and entrance doors to commercial units on the ground</b> | frames and glazing                           | Aluminum system, triple-pane glazing  |
| <b>Sheet metal structures</b>   |  | 0.6 mm sheet metal  |
| <b>C) Apartment Amenities</b>   |  |   |
| <b>Water Measurement</b>  |  | In niches or in suspended ceilings in bathrooms, restrooms, or utility rooms; remote water meter readings   |
| <b>Furnishings</b>  | sink   | high-quality medical equipment  |
|   | sink (restroom)                              | high-quality medical equipment  |
|   | Toilet bowl, flushing system                 | High-quality bathroom fixtures, wall-mounted, soft-close toilet seat, polished chrome flush button  |

|                             |   |   |
|-----------------------------|---|---|
|                             | faucet                                      | standard "Grohe"  |
|                             | children                                    | Kaldewei EUROWA or Idealstandard CONNECT AIR  |
|                             | shower stall                                | Sloped floor tiles leading into a drain, matching the floor tile design; glass shower enclosure; shower system with a thermostatic faucet, handheld showerhead, and overhead showerhead |
| <b>Heating</b>              | Heating system and room temperature control | underfloor heating and a wall-mounted programmable thermostat   |
|                             | bathroom                                    | electric heated towel rack  |
| <b>High-voltage current</b> | switches, outlets                           | white ABB   |
|                             | light fixtures                              | not included; only the socket with the bulb   |
| <b>Low-voltage</b>          |   |   |
|                             | home phone                                  | video phone with basic features   |
|                             | online revenue                              | Fiber-optic cable for the apartment, Cetin  |
| <b>HVAC</b>                 | kitchen nooks                               | Preparation for connecting the range hood, venting above the roof   |
|                             | cooling                                     | Preparations for installing air conditioning in selected apartments   |
|                             | forced ventilation with heat recovery       | Ventilation and heat recovery via vents in the facade and a bathroom fan  |
| <b>D) Building Services</b> |   |   |
| <b>Connections</b>          | water supply                                | The building is connected to a new water supply line  |
|                             | sewer system                                | New sewer line<br>Rainwater downspouts connected to a retention tank  |
|                             | No name                                     | Low-voltage connection, ČEZ   |
|                             | low-voltage                                 | Fiber-optic connection to every apartment - Cetin   |
| <b>Heating</b>              | heating                                     | District heating pipeline, heat exchanger stations in the building  |
|                             | DHW heating                                 | District heating pipeline, heat exchanger stations in the building  |
| <b>Elevator</b>             |   | A 6-person elevator with a stainless steel cabin from a renowned manufacturer   |
| <b>Shared garage</b>        | garage door                                 | Remote-controlled sectional garage door   |
|                             | exterior walls and columns                  | Exposed monolithic concrete   |
|                             | ceiling                                     | Insulation with mineral wool with a finished surface  |
| <b>Access (chip) system</b> |   | Access to the premises: card reader (contactless chips) and intercom<br>Remote control for garage and entrance gates  |

\* The developer reserves the right to substitute the listed fixtures and fittings with items of the same or higher quality.