

FINISHING STANDARD

RESIDENTIAL AND COMMERCIAL PREMISES IN A DEVELOPER STANDARD

FLAT HEIGHT	Min. 2.70 m.
EXTERNAL WALLS	Reinforced concrete/masonry.
BUILDING EXTERIOR WALLS FINISHING	Main façade planes are plastered with thin-layer plaster in white, yellow and grey shades, in light wet technology with a division in the form of rustication. On selected fragments of the façade decoration in the form of ceramic tiles or imitation of ceramic tiles in light wet technology. Accentuated entrance and gate passageway finished with fibre-cement panels painted in yellow.
INTERNAL LOAD-BEARING WALLS, FLAT SEPARATION WALLS, PARTITIONS	Masonry, partly reinforced concrete.
INTERNAL WALL AND CEILINGS FINISHING	Plasters on internal walls and ceilings: gypsum by machine corresponding to category III of cement and lime plasters; plasters on walls cement-lime or gypsum or resp. cat. III of cement and lime plasters rough surface finish in bathrooms / WC / laundries; cement-lime or gypsum machine plasters on ceilings resp. cat. III of cement and lime plasters in bathrooms / WC / laundries.
FLOOR FINISHING	Cement screed with expansion joints from the walls (floating floor), on thermal and acoustic insulation made of expanded polystyrene.
WINDOW FRAME	Windows made of PVC, in the outer wood-like veneer.
SILLS	External window sills made of galvanized steel sheet, painted or coated in grey. Internal window sills made of conglomerate.
FLAT ENTRANCE DOOR	Steel door in a steel door frame. Wing is finished with double-sided veneer - wood-like on the outside. Door frame painted in brown. Anti-burglary class RC4, acoustic insulation $R_w = 32\text{dB}$, multi-point lock, wide-angle viewfinder, silver hardware.
CENTRAL HEATING AND HOT UTILITY WATER	Municipal heating network.
METERING OF HOT AND COLD WATER AND HEAT ENERGY	Metering of installations: – cold water – water meter – hot utility water – water meter – central heating – heat meter Location of water meters and heat meters in installation cabinets in the corridors.
CENTRAL HEATING INSTALLATION	Heating of flats: – living spaces: panel heaters fitted with thermostatic valves with thermostatic heads – bathrooms: heating tower rails with thermostatic valves
WATER AND SEWERAGE INSTALLATION	Horizontal water and sewer branches for sanitary accessories in floors (except sewage drain pipe from WC). Sections of vertical branches to sanitary accessories in bathrooms running in chases, in selected locations, it is possible to run surface-mounted – surface-mounted in kitchens.
ELECTRICAL INSTALLATION	Lighting points terminated with a cube, with sockets, connectors and a bell signal system.
INSTALLATION INTERNET/PHONE + FIBER-OPTIC CABLE	ITC system, terrestrial and satellite cable TV. In living room: RTV-SAT socket (RTV system) and RJ45 socket (ITC system).
INTERCOM	Intercom handset in the hallway. Possible to replace it with a video intercom panel.
VENTILATION	In living spaces – mechanical exhaust ventilation. Air blown through the window or wall ventilators. In every premises within the kitchen a branch of exhaust ventilation, enabling the connection of a kitchen hood.



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FLOORING ON BALCONY, TERRACE

Resin floor, on the terrace decorative concrete or gres panels on spacers.

BALUSTRADE

Glass, made of milk glass on aluminium or steel profiles, in selected living units also a steel or aluminium handrail, powder coated.

STANDARD OF FINISHING OF COMMON PARTS

UNDERGROUND CAR PARK	
EXTERIOR WALLS FINISHING	Raw reinforced concrete and brick walls.
CEILING FINISHING	Raw reinforced concrete ceiling unpainted or (within the area under the heated part of the building) milled panels of pressed mineral wool, plastered by spraying.
GARAGE ENTRANCE GATE	Segmented, perforated, automatic, remote controlled.
GARAGE FLOOR FINISHING	Resin floor.
GARAGE BOXES	Separated from the underground garage space with openwork system walls made of galvanized steel panels or galvanized steel mesh.
STORAGE ROOMS WITH INTERNAL CORRIDORS	Unpainted walls and ceilings, no plaster, local insulation with mineral wool spray plastered, resin floors, lighting, storage rooms separated by system walls of galvanized steel panels or galvanized steel mesh.
CORRIDORS, ENTRANCE HALLS, ESCALATOR HALLS, STAIRCASES	
INTERNAL WALL AND CEILINGS FINISHING	Plastered with gypsum plaster, painted in a colour consistent with the design. Local insulation with mineral wool or other insulating material, finishing with plaster or gypsum plasterboards, painted. Flights painted on the bottom and on sides. Finishing of entrance portals to flats and inspection doors to vertical service spaces with panels in wood-like veneer. Portals around the entrance to the elevator made of stainless steel. Locally suspended ceilings.
FLOOR FINISHING	Gres tiles, flights finished with epoxy resin.
VERTICAL COMMUNICATION IN A BUILDING	Staircases and elevator.
LAND DEVELOPMENT	
ENTRANCE AND ACCESS ROAD TO BUILDINGS	Entrances to buildings: – from the side of Jana Kazimierza St. direct entrance to staircases; – from the side of Worcella St.– entrance to staircases through the patio; – entrance to patio through entry gates. Entrances to some commercial spaces: – directly from the side of passageways along Jana Kazimierza St. and Worcella St.
PASSAGEWAYS AND CARRIAGEWAYS	Concrete block, concrete slabs.
GREENERY	Trees, shrubs and lawns.
AREA LIGHTING	Lighting posts.
FENCE	Fenced area.
PLACES FOR WASTE DISPOSAL	Built-in garbage rooms.
PARKING SPACES	4 outdoor parking spaces. Other parking spaces in the underground garage.
GARDENS	On the ground floor, separated by low steel mesh panel fences. Fitted with water intake points for watering of greenery. External electrical sockets on the building's facade.

ADDITIONAL ELEMENTS	
CAMERAS	Within the area of housing project and the object, cameras were installed to increase the safety of residents.
SECURITY	On the ground floor of the building, the reception desk allowing for employment the security staff.
LETTER BOXES	Built-in letter boxes made of stainless or varnished steel.
STORAGE ROOMS FOR BIKES AND CARRIAGES	Storage room for bikes and carriages in the underground garage.
LANDSCAPE ARCHITECTURE	Benches, litter bins, playground equipment and outdoor gym.
ENTRANCE GATE REMOTE CONTROLLER	One for each parking space.
LIGHTING OF ENTRANCE RAMP	Surface mounted luminaires.
LIGHTING OF BALCONS, TERRACES, GARDENS	All flats feature a mounted lighting in the form of luminaries mounted on the building facade.
ACCESS CONTROL	Video intercom panel with code access and possibility of adding an access card. Access control at all entrance gates and entrances to individual staircases.

FINISHING STANDARD

COMMERCIAL SPACE IN RAW STATE	
HEIGHT OF COMMERCIAL SPACE (SPACING OF REINFORCEMENT)	Min. 3.85 m, local roof lowering.
EXTERNAL BUILDING WALLS	Reinforced concrete / silicate blocks.
EXTERIOR BUILDING WALLS FINISHING	Main façade planes are plastered with thin-layer plaster in white, yellow and grey shades, in light wet technology with a division in the form of rustication. On selected fragments of the façade decoration in the form of ceramic tiles or imitation of ceramic tiles in light wet technology. Accentuated entrance and gate passageway finished with fibre-cement boards painted in yellow.
INTERNAL WALLS SEPARATING THE COMMERCIAL SPACE	Masonry wall made of silicate blocks and partly reinforced concrete.
INTERNAL WALLS FINISHING	Reinforced concrete or masonry without finishing.
FINISHING OF FLOORS AND CEILINGS	Reinforced concrete ceiling slab with no finishing.
WINDOW FRAMES	Aluminium windows powder coated in grey. A place for the buyer's logo over the windows
DOOR TO COMMERCIAL SPACE	Glass doors in powder-coated aluminium profiles in the colour of window.
CENTRAL HEATING AND HOT UTILITY WATER	Municipal heating network.
METERING OF HOT AND COLD WATER AND HEAT ENERGY	Metering of installations: – cold water – water meter – hot utility water – water meter – central heating – heat meter Location of water meters and heat meters in commercial space.
CENTRAL HEATING INSTALLATION	Heating of commercial space: panel heaters fitted with thermostatic valves with thermostatic heads.
WATER AND SEWERAGE INSTALLATION	To be executed by the buyer.
ELECTRICAL INSTALLATION	To be executed by the buyer.
ITC INSTALLATION	To be executed by the buyer.
VENTILATION	To be executed by the buyer.
AIR CURTAIN AT THE ENTRANCE	To be executed by the buyer.
ENTRANCE TO PREMISES	Directly from the side of external streets.
ARRANGEMENT OF COMMERCIAL SPACES	Arrangement of the commercial space to be performed by the buyer on its own.
CATERING FACILITY	It is possible to bring a fats drainage system and a fats separator installation in a dedicated premises on the underground floor (buyer's scope). In addition, ventilation providing the ability to connect kitchen ventilation with an output of 15w/h.
AIR CONDITIONING AND VENTILATION	Possibility to install air conditioning units within the space of underground garage. Distribution of ventilation units within premises in the scope of the buyer, except for the section of the exhaust duct from the premises' boundary through vertical service spaces to the roof and terminated with ejectors.