



## TECHNICAL PASSPORT

**Properties:** Building 2 - Studios type G – A02, A03, A06, A07, A10, B01, B04, B05, B08, B09

**Level of completion:** 'Premium Standard' and 'Premium Plus'

<b>PROPERTY</b>	
<i>The descriptions below apply to the entire property and cannot be changed</i>	
<b>Landscaping</b>	
Completed for the entire property, including dendrological set of 12 types of coniferous trees, 27 types of deciduous trees, 11 types of coniferous shrubs, 48 types of deciduous shrubs, 15 types of ornamental grasses, 27 types of perennial flowers, 1 type of climbing plants and 4600 m <sup>2</sup> of grassland	
<b>Pavements</b>	
Pavements on alleys, roads and sidewalks	
<b>Lighting</b>	
Street lighting with LED lighting fixtures	
<b>Infrastructure</b>	
Site electrical	Power cables
Site WSS	Plumbing installation; irrigation installation; wastewater and rainwater sewage
Streets, alleys, sidewalks	Completed pavements of vibropressed pavement
<b>BUILDING</b>	
<i>The descriptions below apply to the entire building and cannot be changed</i>	
<b>Structure</b>	
Reinforced concrete structure	
<b>Architecture</b>	
Roofs	Flat roof Two layers of waterproofing and insulation 18 cm Lightning protection installation
Insulation foundations	Thermal insulation 12 cm Waterproofing - drainage and protective membrane
Facade walls	Concrete Knauf certified systems - Aquapanel
Partition Systems	Knauf technology
Floor	Dry floor system
Elevators	KONE

Common areas	Floor	Granite tiles
	Walls	Wall panels of MDF and chipboard
	Ceiling	Wall panels of MDF and chipboard
	Stairs	Stone lining
	Parapets	Metal
	Entrance doors	With access control
<b>Facades</b>		
Facade Windows	REYNAERS aluminum profile windows systems with triple glazing Aluminium curtain wall systems REYNAERS with triple glazing	
Ventilated facades	Aluminum structure, thermal insulation of mineral wool - 12 cm Lining of large-format tiles and composite material	
<b>Part Electrical</b>		
Electrical installations	Low-voltage installations for Internet, television and video intercom Pre-designed to be transformed into Smart home without additional wiring	
Equipment and mechanisms	High-class equipment from industry leaders such as Legrand, Schneider, ABB	
<b>Part Water Supply and Sewerage</b>		
Water meters	With remote reading system	
Building water pipe	Thermal insulated polypropylene pipes and silent sewerage	
<b>STUDIO Option 'Premium Standard'</b>		
<i>Minimal level of completion (turnkey-ready without movable furnishings)</i>		
Flooring	3-layer HARO parquet 4000, 180x2200mm	
	Large-format tiles REFIN STARDUST 75x150 cm, $\nabla$ 9mm	
Ceilings	Stretched ceiling, RAL color	
	Large-format tiles REFIN on suspended ceilings	
Walls	Wall panels of MDF	
	IDEA MURALE wallpaper on MDF/chipboard furniture surface	
	Large-format tiles REFIN STARDUST 75x150 cm	
Interior doors	Flush door	
	Sliding door between the living room and the bathroom with mechanism HÄFELE	
	DORMAKABA glass sliding door IDEA MURALE sliding door wallpaper	
Lightings	Lighting fixtures above kitchen island DELTA LIGHT - XY180 S81 PUNK DIM5	
	Magnetic profile for lighting fixtures DELTA LIGHT – Splitline M20	
	Lighting fixtures DELTA LIGHT – M20/M26H - PUNK	
	Lighting fixtures DELTA LIGHT LED LINE HE – 81cm	

	DELTA LIGHT bedside lamps - M20/M26H - MICROSPY 392 93024 DIM5
	BPM KONI spotlights
Bathroom	ANTONIO LUPI wash basin
	GESSI bathroom faucet
	ROCA bathroom set (faucet - Roca Insignia, showerhead - Roca Rainsense with supporting kit Raindream)
	KARTELL BY LAUFEN WC
	Shower screen
	Mirror
Living room   Kitchen	TEKA – RADEA washbasin
	TEKA – SP 995 faucet
	Kitchen module with LACOBEL lining
	Kitchen island from technical stone
	Wardrobe with smoked mirror
Electrical appliances	MIELE built-in oven
	MIELE Glass-ceramic plate
	MIELE built-in hood 60 cm Miele
	LIEBHERR built-in refrigerator
HVAC	MITSUBISHI HEAVY INDUSTRIES
	Heating – multi-split system, electric radiators in bathrooms
	Water heating – electrical water heater
	Cooling - multi-split system
<b>STUDIO Option ‘Premium Plus’</b> <i>Optional level of completion (turnkey-ready with movable furnishings)</i>	
Movable furniture	FLEXFORM bed - Newbridge Bed CARLO COLOMBO - 204x244cm
	Bedside tables
	Bar stools
	MOOOI - BART armchairs
	Bart Pouf by MOOOI
	Dining table
	Carpet
Electrical appliances	MIELE built-in dishwasher
	Freestanding coffee machine
Walls	TV sliding panel with Häfele mechanisms, MDF panels base and acoustic finishing material
Bathroom	ANTONIO LUPI GINO bathroom table

	ANOTNIO LUPI ACCESSORI bathroom accessories
Sliding doors, blinds	Electrical mechanism for sliding panel
	Bamboo blinds 50 mm