

KOLIBA

GARDENS

TECHNICAL SPECIFICATIONS



All proposed materials and solutions meet the requirements specified in the STN-EU in both the binding and indicative parts and respect the applicable regulations. The standards listed in this part apply throughout the entire construction process. The standard does not include the supply of built-in or free-standing furniture, plumbing fixtures, floorings, interior doors or kitchen cabinets and appliances.

CONSTRUCTION

HOUSE FOUNDATIONS

foundation slab	hydraulic cement foundation slab
waterproofing	bitumen waterproofing system against pressurized water and radon

VERTICAL STRUCTURAL ELEMENTS

perimeter structural brickwork	monolithic reinforced concrete walls
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HORIZONTAL STRUCTURAL ELEMENTS

ceiling slab	monolithic reinforced concrete ceiling slab
door lintels	prefabricated ceramic lintels

INTERIOR PARTITIONS

partition walls	ceramic blocks
installation walls	plasterboard constructions

ROOF

flat roof	flat untrafficable roof including rain gutter drainage
roof composition	monolithic reinforced concrete ceiling slab
	thermal insulation under waterproofing membrane, mineral wool
roofing	waterproofing foils + gravel ballast

STAIRCASE

interior staircase	monolithic reinforced concrete
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INTERIOR PLASTERS

	single-layer gypsum plaster
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PAINTWORK

	basic white paint
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FLOORINGS

living area	preparation for the wear layer/parquet wood flooring, gres tiling
sanitary facilities	preparation for gres tiling, waterproofing membrane

TILING

sanitary facilities	preparation for gres tiling
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FACADE

	external thermal insulation composite system with sanded plaster
	ventilated facade system with wooden cladding

REINFORCED AREAS

parking lot	concrete with anti-skid treatment
terrace	wooden flooring using self-levelling decking pedestals

FENCING

	plastic-coated wire mesh stretched on steel posts
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THERMAL INSULATION

substructure	extruded polystyrene
flooring	extruded polystyrene flooring
facade	external thermal insulation composite system, expanded polystyrene
	ventilated facade system, mineral wool
flat roof	polystyrene thermal insulation

BUILDING ELEMENTS

WINDOWS

windows	aluminum with fixed, opening and hinging parts, insulated with triple glazing
glazed walls	aluminum with fixed and sliding parts, insulated with triple glazing
color	exterior – anthracite grey RAL 7016, interior – anthracite grey RAL 7016

WINDOWSILLS

exterior	aluminum sheet, anthracite grey color
interior	wooden interior windowsills, white color

TINSMITHING CONSTRUCTIONS

roof	roof and attic cladding made of plastic-coated sheet metal – anthracite grey RAL 7016
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DOORS

entry doors	aluminum doors including outdoor lights – anthracite grey RAL 7016
interior doors	preparation for the installation of interior doors, hidden aluminum door frame

SANITARY EQUIPMENT

sewerage	pipes and fittings plastic anchor PVC
water supply	plastic-aluminum pipe with k-Flex heat insulation. Underground drinking water distribution: plastic LDPE piping

PLUMBING FIXTURES

sanitary facilities	preparation for installation of plumbing fixtures
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HEATING

heating source	air to water heat pump with the possibility of cooling in summer months
type of heating	underfloor hot water heating system Rehau

COOLING

cooling source	air to water heat pump
type of cooling	ceiling cooling, distribution system covered with plaster

ELECTRICAL SYSTEM

distribution system	copper pipes under plaster
switchgear	made of steel and plastic, mounted under plaster
telephone/DATA	a cable protection hose with a flexible wire to be led out of the data switchboard to the property boundary
	preparation for optical internet
lightning conductor	Fe-Zn wire \varnothing 8mm placed around the perimeter of the roof
electrical grounding	galvanized strip Fe-Zn 30x4 mm embedded under the foundation slab and in its perimeter

SHADING SYSTEM

electrically operated exterior blinds

The investor, i.e. the future seller, reserves the right to change the individual materials and/or the technical specification and, at the same time, guarantees their replacement by materials of comparable quality.