

Finishing standard

1. CONSTRUCTION:

a. FOUNDATIONS:

- reinforced concrete strip footings,

b. WALLS:

- foundation walls made of concrete blocks,
- external and internal load-bearing walls made of ceramic hollow bricks,
- single partition walls between rooms made of silicate blocks with improved soundproof insulation,
- partition walls made of cellular concrete

c. CEILINGS:

- Teriva ceiling above the ground floor,
- wooden ceiling structure at first floor, plasterboard false ceiling insulated with mineral wool,

d. INTERNAL STAIRS:

- prefabricated stairs from the ground to first floor prepared for 4 cm thick cladding, without railings,
- Section-type attic stairs from first floor to attic,

e. ROOF:

- gable roof; wooden structure with concrete tile roofing,
- flat roof covered with roofing paper.

2. INTERIOR FINISH:

- a. Windows made of PVC, white inside and dark grey outside; min. five-sections, triple glazing units,

- b. HST sliding window to the terrace*,

- c. Dark grey steel entrance door with glazing,

- d. Openings for internal doors made in accordance with the design documentation; door frames without plastering, not finished,

- e. Internal walls with gypsum-based machine applied plaster, no-putty, no painting,

- f. Walls in toilets and bathrooms roughly plastered to the level of upper edge of door frames

- g. Floors covered with cement screed,

- h. Internal window sills - to be provided by the buyer.

3. INTERNAL HOUSE INSTALLATIONS

a. WATER SUPPLY AND SEWAGE COLLECTION

- water supply from municipal waterworks,
- sanitary sewage system managed by PUK Komorniki,
- PEX system of hot and cold water supply and distribution
- water collection points ready to install fittings (not included)
- dedicated water meter for each apartment,
- domestic hot water circulation system along with a pump completed to the first collection point on first floor,

b. HEATING SYSTEM:

- Heat pump,
- HEAT DISTRIBUTION SYSTEM:
 1. Ground floor: underfloor heating (living room, kitchenette, vestibule, toilet, garage, room in A-type house); ladder radiator in toilet*,
 2. Upper floor: underfloor heating in 4 rooms, hallway and bathroom, additional towel rail radiator in bathroom*,

c. ELECTRICAL INSTALLATION:

- three-phase LV connection,
- internal electrical installation (without electric and light fittings),
- Dedicated electricity meter for each apartment.

4. EXTERIOR FINISH:

- a. Façades made in light-wet method (LWM); external window sills made of natural stone (granite) in dark grey; gutters and downpipes - dark grey,
- b. Development of the plot comprises completion of house access and parking lot made of prefabricated concrete elements, side fencing (between the houses) made of dark grey panels up to a height of 1.2 m, front fence with an electrically operated entrance gate + entry wicket*,
- c. Chimneys covered with steel sheets in dark-grey,
- d. Electrically operated roller shutters in all windows*,
- e. Façade cladding made of natural wood*,
- f. Underground water intake to supply garden irrigation network (the network and all irrigation accessories, fittings, etc. not included) and water intake at the external wall (two intakes; valves and water meters not included),
- g. Electrically operated 3 m wide garage gate*

- h. Exterior house lighting (LED illumination of garage and house entrance; two lamps at the driveway to the house, three lighting points in the garden)*,
- i. Garbage containers*,
- j. Preparation of cabling for future PV system
(Cable laying from the attic to the garage and from the garage to the switchgear, including penetrations)*.

* items of premium package included in the house price