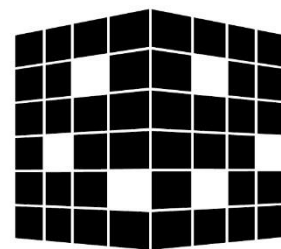


# Housing standard



**HVĚZDOVÁ**  
REZIDENCE

Purposeful, with stylish purity and unusual design. Hvězdová Residence interior design corresponds to the latest trends in contemporary architecture. We carefully select first-class materials for our projects, and we will be happy to meet your individual requirements for modifications before the construction is completed.

## 1 Housing unit

<b>Floors in living rooms</b>	Laminate floor, 8mm thickness
<b>Apartment walls</b>	Intermediate acoustic partitions made of ceramic bricks
<b>Internal partitions</b>	Acoustic partitions made of ceramic bricks
<b>Surface of walls and ceilings</b>	White gypsum plaster
<b>Apartment entrance door</b>	Fireproof, solid, smooth with a peephole, safety, metal fire door frame with RAL paint from the stairs
<b>Interior apartment doors</b>	Non-rebated doors, veneer, opening smooth solid or glazed, fittings - stainless steel, panel non-rebated door frame, HPL laminate
<b>Windows</b>	Plastic, multi-chamber system with insulating triple glazing and multi-stage sealing
<b>Window sills</b>	Exterior – tinsmith product painted
<b>Heating, radiators, regulation, measurement</b>	Heating with panel radiators
<b>Ventilation system</b>	Preparation for the extractor hood in the kitchen with a fixed outlet with a non-return valve
<b>Water measurement</b>	Remote measurement - wireless data transmission
<b>Security systems</b>	Preparation for burglar alarm in apartments - separate socket

### Wiring

<b>High current distribution</b>	Residential switchboard inside the apartments, all electrical appliances are connected from it
<b>Electrical outlets and lighting control</b>	Made of white plastic, arranged in frames, ABB Levit standard
<b>Lighting</b>	Free outlets for mounting lighting fixtures
<b>Weak current distribution</b>	Preparation for structured cabling in apartments according to the selected standard

### Bathrooms and WC

<b>Tiling</b>	Tiling - ceramic tiling 300x600mm
<b>Paving</b>	Paving - ceramic paving 600x600mm
<b>Ceilings and their surface treatment</b>	Plasterboard ceiling and painting
<b>Lighting</b>	Free outlets according to ČSN

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<b>Washbasins</b>	Laufen pro S washbasin
<b>Bathtubs</b>	Acrylic bathtub for walling
<b>Faucets and accessories</b>	Grohe bauloop free-standing faucet, shower set Grohe loop + grohe tempesta
<b>Showers</b>	With low shower tray, shower screens
<b>Wall-hung toilet</b>	Module for wall-hung toilet + chrome button, Rimless bowl
<b>Toilet seat</b>	Softclose slim seat
<b>Ventilation</b>	Ceiling fan with deceleration
<b>Heaters</b>	Heating ladder with the possibility of connection to electricity

## Balcony

<b>Floor of terraces and balconies</b>	Concrete paving on foundations
<b>Balcony door</b>	Plastic, multi-chamber system with insulating triple glazing and multi-stage sealing
<b>Lighting</b>	Outdoor lighting - preparation
<b>Railing</b>	Steel with handle in RAL coating

## Kitchenette

Free electrical outlets for electric stove, refrigerator and hood. Waste distribution and termination on the face of the masonry for client connection. Preparation of the opening for the connection of the hood extractor.

## Cellar cubicles

Concrete floor with paint, brick walls with plaster, white painting.

## 2 Common areas

<b>Entrance door to the building</b>	Aluminium glazed with interrupted thermal bridge, with safety fittings and insulating safety double glazing
<b>Lift</b>	Stainless steel cabin, stainless steel entrance door, floor - trowel with infill according to the colour of the building, mirrors on the walls
<b>Floors of common corridors and stairs</b>	Terrazzo paving
<b>Wall surfaces of common corridors and stairs</b>	Gypsum plaster - white colour, mosaic tiling in the vestibule
<b>Stair railing</b>	Steel elements in white, wooden handle
<b>Interior doors of common areas</b>	HPL coloured, painted steel door frame, door marking (cellar)

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<b>Lighting</b>	Surface mounted luminaires
<b>Home phone, bells</b>	Electronic intercom with videophone
<b>Mailboxes</b>	Mailboxes in the lobby
<b>Security systems</b>	Entrance security door
<b>Cellar cubicles</b>	Brick
<b>Room for municipal waste</b>	A separate room in the building
<b>Room for storing prams</b>	Cellar cubicles
<b>Parking</b>	Underground garages, standard and extended parking spaces, visible reinforced concrete without modification, Pictograms, numbering on the floor / walls
<b>Exterior finishes</b>	Outdoor grassy area

## 3 Building part

<b>Number of floors</b>	1 underground and 8 above-ground floors
<b>Foundations</b>	Reinforced concrete foundation slab and deep foundation
<b>Construction system</b>	Combination of monolithic and masonry system
<b>Vertical structures</b>	Ceramic blocks
<b>Horizontal structures</b>	Monolithic reinforced concrete ceiling
<b>Roof</b>	Flat roof with foil waterproofing
<b>Facade</b>	ETICS thermal insulation system with mineral wool and EPS combination, structural plaster
<b>Staircase</b>	Reinforced concrete monolithic two-armed with landings
<b>Floors</b>	Floors in living rooms and chambers - laminate, in bathrooms and toilets - ceramic tiles, on balconies and loggias - concrete tiles on targets, floors of common corridors and stairs - terrazzo tiles, in cellars - concrete floor with top coat
<b>Thermal insulation</b>	Mineral wool, EPS, PUR insulation of loggia floors
<b>Locksmith elements</b>	Steel, painted in RAL shade
<b>Tinsmith elements</b>	Varnished sheet metal, plastic coated sheet metal
<b>Water supply</b>	Water connection from public water main. The internal water supply is further led to the individual outlets to be leased and installation shafts to individual apartments
<b>Sewerage</b>	System of unified sewerage with connection to the public sewerage main
<b>Heating and preparation for heating water</b>	The heat source for heating and hot water preparation is a pressure-independent hot water house transfer station

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## 4 Client changes

### Common standard design

As part of the standard design of equipment, we have selected quality and design tiling and paving, bathroom sanitary equipment, floor coverings and interior doors from our proven partners.

### Additional above-standard design (fee based)

As part of the additional (fee based) design, the client can choose from a wide range of above-standard locally made and imported tiling, paving, plumbing fixtures, floor coverings and interior apartment doors from our partners. For the selected design the client will be charged a fee corresponding to the difference between the price of the material, the cost of assembly, including shipping and the price of flat-rate costs to discuss the client change. In the case of a more complicated installation of tiles and floor coverings or changes in the installation of sanitary items, in some cases a fee may be charged for increased laborious installation and other required work.

DOMOPLAN also offers the implementation of individual adjustments at the client's request. These can be minor individual changes, such as partial changes in partitions, changes in electricity distribution, location of switches, sockets, central heating units, connection of two residential units into one large spacious, or even two-storey apartment. However, these changes must first be technically assessed, then designed and then the price can be calculated.

Each type of client change can only be made up to a certain stage of construction, so they are limited by predetermined deadlines. For this reason, clients are advised to negotiate changes as soon as possible. For each project, the deadlines for reporting client changes are different and are always determined during construction. In general, however:

1. client changes in the scope of changes in electrical installations in monolithic reinforced concrete structures must be applied for no later than 45 days before the start of concreting of the ceiling above the first above-ground floor;
2. client changes in the scope of changes in dispositions must be applied for no later than 45 days before the start of the implementation of masonry structures;
3. client changes in the scope of surface changes must be applied for no later than 60 days before the start of tiling.

After submitting your idea of the form of the client change and paying the fee for discussing the client change, a price offer will be prepared. The price for making a client change is always determined individually depending on the recommended retail prices of goods from our contractual partners and the prices of other related items. After receiving the price offer, you will be able to decide whether or not you want to make the client change. The change is negotiated by approving the Price Offer and thus becomes part of the Agreement on the Future Agreement on the transfer of ownership of the unit.

The client change is made on the basis of a timely payment.

DOMOPLAN reserves the right to reject any change.

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