Apartment building and communal areas

- **Building Construction system:**

The building comprises a combined reinforced concrete column-wall system. The building foundation is a combination of slabs and piles.

- **External cladding:**

Reinforced concrete monolithic bearing walls with protruding facade design lining and highly effective thermal insulation. Loggia walls are thermally insulated using a contact system with plaster.

- **Partition walls:**

Partition walls between apartments:
Monolithic reinforced concrete walls from 2nd to 23rd floor. Bricked partition walls combined with front wall plasterboard structure from 24th to 26th floor.
Unequipped areas from 27th to 29th floor. Partition walls meet requirements for noise insulation of partition structures.
Partition walls inside apartments:
Interior partition walls are bricked. Closure of utility cores and installation front walls are plasterboard structure.

- **Staircase:**

Prefabricated stair flights on reinforced concrete stair landings.

- **Communal areas:**

Entrances: aluminium entrance door with glass panels, area for mail boxes, and 24-hour reception in lobby of each tower. Access system, entrances to towers, and entrance to underground car park are CCTV-monitored.

- **Lifts:**

Four passenger lifts in each tower. Capacity of one lift is 13 persons, one lift serves as fire evacuation. Lifts operate from 2nd underground storey to highest apartment floor.

- **Garages:**

Parking spaces on two underground levels. Entry through access system barrier with system to identify car licence plate numbers. Lighting activated by movement sensor. Parking places 1.116 to 1.127, 1.292 to 1.297, 2.200 to 2.206, 2.240 to 2.246 and 2.531 to 2.536 with wall-mounted quick charging station (e.g. Schneider Electric EVlink Wallbox type). Clearance height of entrance is 2.3 m. Clearance height of parking spaces is 2 m.

- **Underground storage areas:**

Each storage area is divided by a solid door, with own lighting, and industrial-class concrete floor. Building distribution systems run over these storage areas and under ceilings.

- **Outdoor architecture:**

SKY PARK has external water features, children´s playgrounds, and a sports area. Benches, bins, light fittings, bicycle stands and greenery are also included.

Apartments

- **Surface finish of interior walls and ceilings:**

Hall, corridor, living room, bedrooms and kitchen have gypsum plaster and white paint. Lining to door frame height in toilets and bathrooms - white paint plaster above lining. Plasterboard soffit in bathrooms, toilets and corridors/halls.

- **Window structures:**

Window structures have aluminium sections with heat bridge. Windows glazed with insulation triple glass. At least one window or door open-swivel in each room. Lockable window-regulating handles can be additionally ordered as above-standard for a surcharge. Windows between loggia and rooms without sills. Sill height outside loggias is 500 mm, plus sill board on standard floors. Sill heights on other floors:

Floor	Sill height excluding board
2	640 mm
7	885 mm
13	800 mm
18	735 mm
22	665 mm
25	585 mm

- **Floors:**

Wooden floor in hall, corridor, living room and bedroom.
Gres paving in bathrooms and toilets.
Floors on loggias or terraces are grid wooden or wood-plastic.

- **Apartment entrance door:**

Safety fire-resistant 5-point door of safety class 2, safety iron of class 2. Ironmongery: ball-handle

- **Interior door:**

Lined door frame + door wing of chipboard, fold free. Door height: 2,100 mm
Ironmongery: door-handle.

- **Sanitary facilities:**

Bathroom – white washbasin, siphon trap, washbasin mixing tap, enamelled steel bath, shower enclosure with small bath or floor tray, washer unit.
Toilet – WC suspension system with built-in front-operated small tank, toilet bowl with seat, small white washbasin including mixing tap.

Technological equipment of apartments

- **Heating & preparation of domestic hot water (DHW):**

Hot water heat exchange station in each building. DHW is centrally heated.
Apartments heated using panel heating bodies. Floor convectors in front of sill-less glazed walls. Tube heating bodies (ladders) installed in bathrooms. Heat consumed per apartment measured by radio remote measurement.

- **Cooling:**

Apartment residential rooms equipped with cooling as standard - cooling is central. Apartments cooled using circulating fan-coil units in soffit of corridor or hall with inlet and outlet pipes in cooled (residential) room.

- **Air conditioning:**

Ventilation of apartments is vacuum-forced via central fan on tower roof with suction of fresh air through ventilation grilles. A two-position extraction valve is in each WC to expel minimum volume of air. Each bathroom and hall has extraction.

- **Electrical installation:**

Heavy current electrical installation

- Apartment electric meter in communal switchboard on tower corridor
- Home switchboard
- Socket and light circuits including sockets and switches
- Preliminary preparation of ceiling/wall lighting – terminals; light fittings not part of standard delivery
- Preliminary preparation for additional connection of kitchen electrical appliances at end of kitchen, terminated by freely coiled cables of approx. 1 m – 400 V and 320 V power supply
- Power supply of internal cooling units
- Light fitting on loggia/terrace, exterior socket

Weak current electrical installation

Preparation for installation of optical lines for selected operators up to individual apartments. Home data distributor installed in each apartment with local LAN to individual sockets in each apartment residential room.

Note: Future seller reserves the right to change individual items of this document, and to replace with items of comparable quality