

PECHÁČKŮVA 8



Technical specifications





Load-bearing structure

- load-bearing brick walls
- wooden beam ceiling/brick vaults

Partition walls

- brick/drywall
- plasterboard installation panels

Facade

- stucco, ochre color

Interior surfaces

- stucco plaster with white finish (e.g., PRIMALEX PLUS)
- in the bathrooms and toilets: smooth, seamless, plasterboard ceiling
- waterproofed, concealed metal corner guards to prevent damage

Windows and balcony doors

- casement windows with wooden frames, double-pane insulated glass, beige
- outdoor copper window sill
- wooden interior window sill in same color as windows

Building's main entrance

- refurbished original historic wooden doors
- electric lock controlled by an intercom, cylinder lock
- doorbell panel with a camera, video intercoms in the apartments



Apartment entrance doors

- 2nd basement, 1st basement floors – smooth solid, safety
- 1st–5th floors – refurbished antique wooden, with safety modifications
- 2nd basement–5th floors – compact handle-and-knob hardware set, as specified by the door supplier
- cylinder lock – architectural cylinder
- wooden threshold – varnished oak

Interior doors inside apartments

- wooden replicas of original doors
- paneled door frame – finish in the same color as door leaf
- compact handle-to-handle hardware, brass finish
- door locks with keys
- toilet and bathroom handle-handle + rotary lock

Floors in living rooms and entrance halls

- three-layer oak Chevron floor
- baseboards along the walls
- transition between tile and hardwood floors: tile finished with a metal edge strip, caulked on the side facing the wooden floor, or filled with a cork strip

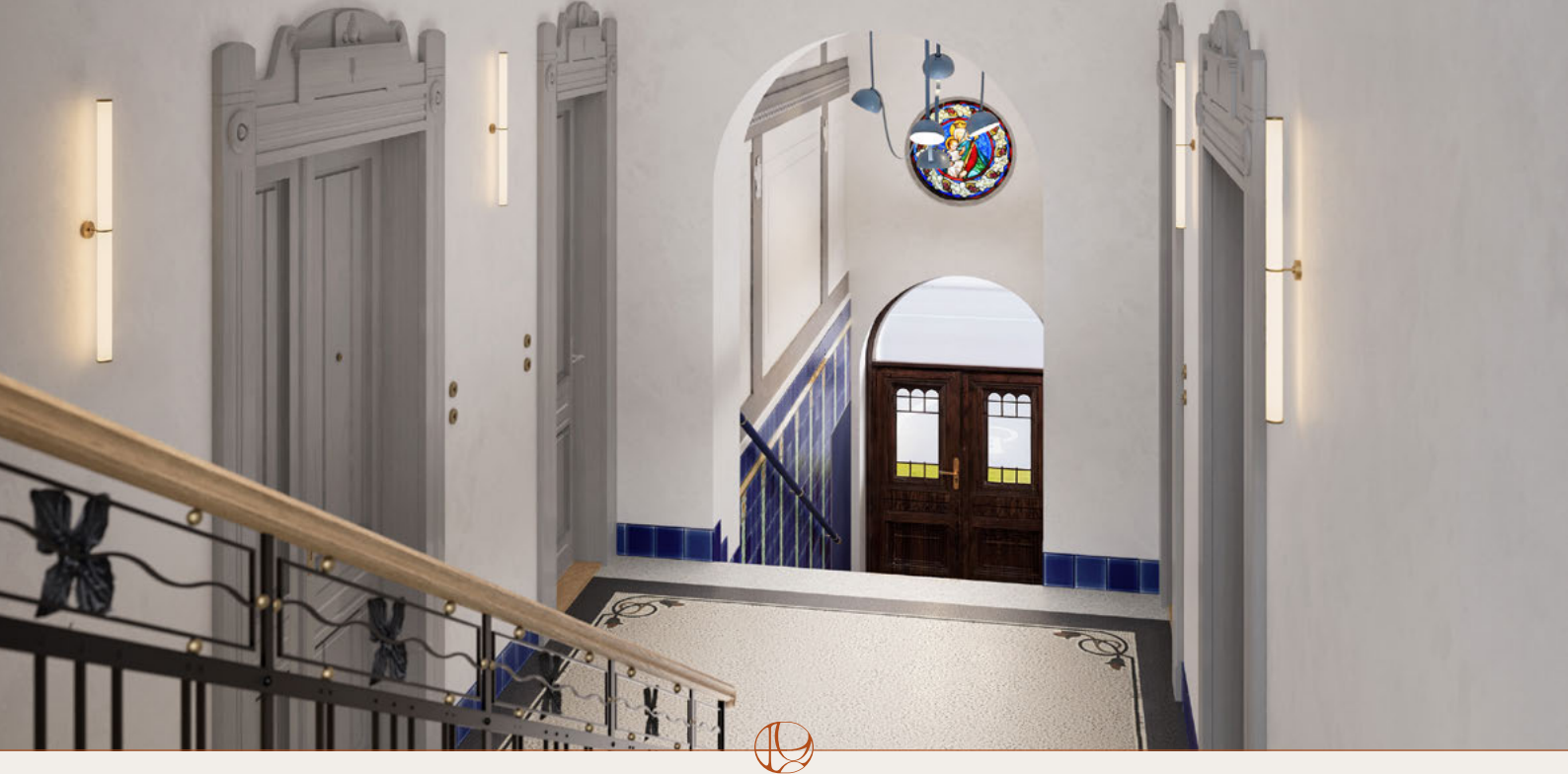


Tiles in the bathrooms and toilets

- ceramic 120 x 120 cm tiles
- tile height in the bathroom up to the ceiling, in separate toilets also up to the ceiling

Fittings

- freestanding white ceramic sink, black sink trap, single-hand sink tap
- ceramic white wall-mounted toilet with concealed tank and plastic dual-flush button
- softclose plastic toilet seat, bidet shower
- shower drain grate, glass shower panels with black hinges and mounting rails
- wall-mounted shower tap, black + shower set - hose, showerhead
- white bathtub, wall-mounted bathtub tap, black, with hand-held shower, overflow drain
- bathroom fixtures and shower enclosures from SAT - Swiss Aqua Technologies, Hansgrohe taps



Loggias, balconies, terraces

- paving stones

Common areas

- terrazzo, stone staircase
- ceramic tile baseboard
- utility rooms and back areas: epoxy coating on concrete

Heating

- gas or electric boiler in every apartment, 120-liter hot water tank
- radiator including thermostatic valves
- in bathrooms heated towel rail connected to hot water system, including a thermostatic valve and an electric mat
- hot water distribution system with circulation



Air-conditioning

- bathroom and toilet equipped with separate exhaust fan (controlled by a switch)
- kitchen equipped with separate exhaust system, range hood not included in the unit
- utility and common areas ventilated in accordance with hygiene requirements

Electrical installations: high-voltage

- built-in plastic electrical panel in the entryway
- cables with a sufficient number of circuits for the kitchens, which are connected to the apartment's main distribution panel, will terminate in a cable bundle located where the kitchen will be installed, so that individual outlets can be placed in the positions specified by the kitchen studio
- each room is ready for the installation of a ceiling light
- light fixture outlets with a socket and light bulb
- switches and outlets, white, position and quantity as specified in the project documentation

Electrical installations: low-voltage

- 2 data outlets in the living room for data services
- video intercom by the apartment's entrance door
- doorbell panel with a camera by the building's entrance



Installation and wiring

- standard water supply system, connected to the main water line under the street via water meter assembly
- each apartment has sub-meters for cold and hot water installed on the supply lines with remote reading
- necessary preparations have been made for kitchens, including sewer connection pipes and cold and hot water pipes, all in accordance with the project documentation
- preparation for connecting an automatic washing machine in bathrooms or apartment entrance halls
- kitchen furniture and appliances not included in the unit

Staircase

- stone, restored terrazzo on the landings, refurbished historic elements in wall and railings

Roof

- gable roof, wooden roof truss, metal roofing

Elevator

- standard traction elevator inside a metal shaft with glass panels

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