

Apartment standard

Modern, light-filled apartments with a well-thought-out layout respond to the latest trends in housing. Residence Na Mariánské cestě offers its residents maximum comfort. We carefully select first-class materials, and we are happy to meet your individual requirements for modifications before the building is completed.



1 Apartment unit

Floors in residential rooms	fully glued wooden floor, bleached oak, natural oil surface, 1-lamella pattern with V-seam
Intermediate walls	ceramic AKU blocks
Interior partitions	plasterboard and ceramic masonry partitions
Wall and ceiling surfaces	gypsum plaster/plasterboard ceilings, white painting
Apartment entrance door	safety class III, fire-resistant, solid, smooth with peephole, wood decor, security, handle/ball - brushed steel surface, height 2.1 m
Apartment interior door	non-rebated panelled doors, solid in wood decor, handle/handle, toilet handle, brushed steel surface, concealed 3D-hinges, standard, height 2.1 m
Windows	aluminium hole fillers, powder-coated finish, anthracite grey
Windowsills	aluminium painted sheet thickness. 0.7 mm, anthracite grey shade according to the window colour internal sills - made of lightweight chipboard with CPL foil, white

Electrical installations

Heavy current distribution	standard wiring. Can be exchanged for smart wiring in the case of a client request. Sockets and outlets for lights in the range as required by ČSN.
Electric sockets and lighting controls	SCHNEIDER Electric, white/white
Lighting	free outlets with socket and bulb for mounting lighting bodies
Weak current distribution	a fibre optic cable is brought to the apartments to install a switch for a possible WIFI-router. A TV socket and preparation for structured cabling are installed in the living room. The hallway contains a home telephone enabling audio transmission. A video phone can also be supplied. If required, a metallic cable can be brought into the apartment.

Bathrooms and toilets

Tiling	ceramic tiles with concrete appearance of 60x60 cm format, in combination with matt white ceramic mosaic, according to the architect's choice
Floor tiles	ceramic tiles with a concrete appearance in the format 60x60 cm, according to the architect's choice
Ceilings and their finish	plasterboard ceiling and painting
Lighting	free outlets terminated with socket and bulb
Basins and small basins	Villeroy & Boch Subway 2.0
Mixers	Hasnrohe Vernis Blend, basin – arched mixer, small basin – stand mixer, chrome-plated

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Bathtubs	Acrylic bathtubs, 170x70 cm, Aqualine
Mixers and accessories	wall-mounted, Hansgrohe, Vernis Blend, chrome-plated
Shower cubicles	low tub 120x80 cm made of cast marble, glass walk-in screen of Hüppe brand, Aura pure type, silver semi-gloss screen fittings
Mixers and accessories	concealed shower mixer, hand shower, head shower of Hansgrohe brand, Vernis Blend type
Wall-hung toilet	Villeroy & Boch Subway 2.0
Toilet seat	seat with lid, soft close
Toilet cistern	concealed toilet cistern with dual push button for economical operation and engraved logo, with scent reservoir
Ventilation	by plate valve (ceiling)
Heating bodies	heating ladder, white

Terraces and balconies

Terrace and balcony floor	cast concrete floor with anti-slip
Balcony doors	aluminium hole fillers, powder-coated finish, anthracite grey
Railing	glazed railing

Kitchen corner

electrical outlets for electric cooker, dishwasher, fridge and cooker hood. Drainage ducts led out and terminated on the face of the brickwork for client connection. Preparation of hole for extractor hood connection.

Cellar cubicles

concrete floor with epoxy coating, sheet metal opaque wall system, Gerhard - Brown

2 Common spaces

Entrance door to building	glazed aluminium, with security fittings and insulating security double glazing, powder-coated finish, anthracite grey tone
Floors of common corridors and staircases	ceramic tiles with concrete appearance, 60x60 cm
Wall surfaces of common corridors and staircases	gypsum plaster, coloured paint in combination with matt white ceramic mosaic
Staircase railings	steel railing, wooden handle, vertical strip filling, powder coated finish, white tone

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Interior doors of common spaces	doors with wood decor, fire-resistant, smooth solid
Lighting	combination of mounted luminaires (white) and LED strips
Home phone, doorbells	electronic doorman with a home phone, or apartments can be equipped with a videophone, 2N IP Verso brand
Security systems	security entrance doors, electronic entrance control (indoor and outdoor cameras)
Room for municipal waste	In the inner courtyard
Pram storage room	in the basement
Other common rooms	-
Parking	1st underground garage floor, parking on the ground
Access pavement and access roads	concrete paving
Outdoor landscaping	combination of intensive and extensive greenery, paved driveable and walkable areas, solitary greenery, workout playground, multi-purpose sports playground, dog playground, children's playground, ping-pong tables, retention ponds, sauna, communal gardens, grill points

3 Construction part

Number of floors	1st - 3rd floors above ground, 1st underground floor
Foundations	pile walls, base plate - white tank
Construction system	underground part reinforced concrete, above ground part ceramic brick wall system, including ceramic ceilings and roof
Vertical structures	underground part - reinforced concrete, above ground part - ceramic brickwork
Horizontal structures	above the basement reinforced concrete monolithic slab, above ground part - ceramic ceilings
Roof	extensive green roofs
Facade	Techniclic© ventilated wooden façades with invisible fixing on a support grid in combination with offset horizontal strips in silicone white plaster
Staircase	reinforced concrete with prefabricated arms and monolithic intermediate platforms and landings with ceramic tile surface treatment
Floors	floors in living rooms - wooden floors, fully glued, in bathrooms and toilets - ceramic tiles, floors of common corridors and staircases - ceramic tiles, cellars - concrete floor with epoxy coating
Waterproofing	white tank
Heat insulation	mineral wool on walls, roofing polystyrene on roofs
Ironmongery elements	steel construction, powder coated finish
Plumbing elements	painted aluminium sheet
Water supply	municipal water supply
Sewage	separate sewage, disposal of rainwater by accumulation in green roofs, excess water into retention ponds with overflow to retention tanks and subsequent possible seepage

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Heating and hot service water preparation gas pipeline connections and gas boiler rooms, gas hot water heating

4 Client changes

Normal standard design

As part of the standard design, each client can choose from a specified range of tiles, floor coverings and interior doors from our partners by a specified date. If the client does not make a material selection and sign the specification by the deadline, the selection will be made by DOMOPLAN.

Additional charge premium design

As part of the additional design, the client can choose from a wide range of premium domestic and foreign-made surfaces, floor tiles, sanitary fittings, floor coverings and interior doors from our partners. For the selected extra design, the client will be charged an additional fee corresponding to the difference between the price of the material, the cost of assembly including shipping and the cost of the lump sum to discuss the client's change. In the case of more complex tiling and flooring installations or changes to the installation of sanitary equipment, in some cases an additional charge may be made for the increased labour intensity involved in the installation and other work required.

DOMOPLAN also offers the realization of individual modifications at the client's request. This can be small individual changes, such as partial changes to partitions, changes in the electricity distribution, the location of switches, sockets, central heating units, the connection of two housing units into one large spacious or even two-storey apartment. However, these changes must first be technically assessed, then designed and subsequently the price calculation is made.

Each type of client change can only be implemented up to a certain stage of construction, so they are limited by predefined deadlines. For this reason, clients are advised to arrange changes as early as possible. The deadlines for reporting client changes vary for each project and are always definitively determined during construction. However, in general:

1. client changes within the scope of changes to the wiring in monolithic reinforced concrete structures must be reported no later than 45 days before the start of concreting the ceiling above the first floor;
2. client changes within the scope of layout changes must be reported no later than 45 days prior to commencement of brickwork construction;
3. client changes within the scope of surface changes must be reported no later than 60 days prior to commencement of tiling.

After submitting your idea of the form of the client change and payment of the fee for discussing the client change, a price calculation will be prepared. The price for the implementation of 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. Once you have received the price quotation, you will be able to decide whether you wish to implement the client change. The change is negotiated by way of an amendment to the Future Unit Ownership Transfer Agreement.

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The client change is made only after the payment of the full price of the change according to the amendment.

DOMOPLAN reserves the right to refuse any change.

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