Technical specification · Aparthotel Amethyst

Building structure

Foundations

The original brick and concrete strip foundations are supplemented by remedial treatment and ventilation of the basement (1.PP). Radon protection follows current technical standards.

Vertical load-bearing structures

Brick masonry treated against adverse effects, supplemented by the necessary reinforced-concrete elements.

Horizontal structures

Existing floor structures are strengthened where required. New floor assemblies comprise insulation and poured floor layers supported by the original load-bearing masonry.

Vertical non-load-bearing structures

Internal partitions are predominantly brick masonry or traditional lime-cement construction. Precision blocks are used only where they remain concealed and do not disturb the historic character.

Staircases

Internal cast-concrete staircase with timber tread finishes. The external staircase is restored and clad in natural stone.

Roof

The roof structure is refurbished and supplemented as required, with new insulation and roofing. Between-rafter thermal insulation consists of at least 250 mm of mineral wool or PUR. A roofing underlay membrane is provided. Natural clay tiles are used in a traditional historic format or as required by the National Heritage Institute (NPÚ). Timber dormers with a period appearance are installed in accordance with heritage protection requirements.

Insulation

The original structure of the external masonry is retained without an external thermal insulation composite system. Internal remedial and thermal-insulating plaster. Impact-sound insulation in floors. Ceiling insulation using 100 mm PUR foam in concealed areas.

Windows and external doors

Period-style timber windows with insulating double glazing using vacuum technology. Central seals, perimeter fittings and micro-ventilation option. Solid-timber entrance doors with insulating double glazing.

Pool and grounds

Outdoor saltwater pool of approximately 39 m³, depth 1.4 m, with reinforced-concrete shell, UV lamp and salt chlorinator. Indoor wellness facilities according to the specification: hot tub, sauna, relaxation room and changing rooms for up to 6 people.

Plaster and finishes

External silicone render, 1.5 mm, with a natural finish respecting the historic character. Internal smooth, single-coat plaster with white paint or a finish selected by the client.

Flooring and tiles

Communal areas: fire-resistant carpet or 600 × 600 mm tiles. Apartment interiors: vinyl flooring suitable for underfloor heating.

Electrical and other installations

Concealed wiring with copper CYKY cables. ABB sockets and switches. Intercom and provision for a video intercom. CCTV system throughout the grounds. Each apartment has its own distribution board.

Heating and air conditioning

An air-to-air heat pump for each apartment. Water-based heating and bathroom towel radiators supplied by a central boiler room. Air conditioning in the apartments.

Water supply and drainage

Plastic pipework concealed in wall chases and floors. Each apartment has individual hot- and cold-water meters and separate electricity and heat metering.

Ventilation

Toilet and bathroom extraction using fans with an overrun timer. Provision for an extractor hood with a capacity of 150 m^3/h and a non-return valve.

CCTV with automatic recording on the premises provides security for residents and their property.

Access to the building is direct or via internal stairs. Mailboxes are located on the external wall of the building.

Domestic hot water is heated by a gas boiler with two 300 l storage cylinders (2 × 300 l).

Each apartment has a Jablotron security system with a smoke detector and mobile-phone control.

Apartment entrance doors

Timber fire doors with a door closer, hardware, lever handle and fixed knob, and an ELIS 30/35 Ni-sat cylinder in matt nickel.

Internal doors

Doors within the apartments have a period-style finish.

Light fittings

Ceiling and wall light fittings are not installed as part of the standard apartment specification.

Standard fixtures and fittings

- Camargue washbasin, 60 cm, with tap hole: CZK 1,500 excluding VAT.
- Automatic washbasin waste: CZK 250 excluding VAT.
- Hansgrohe basin mixer without waste control: CZK 1,500 excluding VAT.
- Built-in / walk-in shower tray with glass screen: CZK 5,250 excluding VAT.
- Hansgrohe shower mixer without accessories: CZK 2,000 excluding VAT.
- Novaservis small shower set: CZK 550 excluding VAT.
- Geberit wall-hung WC including seat and flush plate: CZK 3,500 excluding VAT.
- Geberit concealed installation frame: CZK 3,250 excluding VAT.
- Tubular towel radiator, 600/1500: CZK 1,250 excluding VAT.
- Tiles and floor coverings: CZK 600/m² excluding VAT.
- Bathroom and WC wall tiles up to a height of 200 cm: CZK 600/m² excluding VAT.
- Varnished, stained timber window sills: CZK 450 each.
- Sinclair Marvin air conditioning, colour as selected.

Individual specification items may be changed during construction while maintaining the same standard and quality, for example to optimise the design and architectural solution or in the event of limited market availability, including discontinued production.

All stated prices exclude VAT.