VILA ALŽBĚTA

Technical building specification

Building construction

Foundations
Concrete and brick strip foundations, basement ventilation and radon protection.

Vertical load-bearing structures
A combination of brick masonry and walls made of precision XELLA blocks or equivalent, with reinforced concrete beams.

Horizontal structures
Ceramic ceiling elements and cast concrete slabs on a supporting structure.

Vertical non-load-bearing structures
Partitions between units made of precision XELLA blocks or equivalent. Internal partitions: 150 mm XELLA blocks or equivalent.

Internal stairs
Cast concrete with a finished walking surface.

External stairs
Cast concrete faced with stone.

Roof
Insulation between rafters: at least 300 mm mineral wool or equivalent, roofing membrane and natural red plain clay tiles of the Bobrovka type.

Insulation
External walls insulated with internal thermal plaster; floor impact insulation: 100 mm polystyrene; ceiling insulation: 100 mm sprayed PUR foam.

Windows and external doors
Period-style timber-aluminium windows with triple insulating glazing, a central seal, enclosed frame reinforcement and perimeter fittings with micro-ventilation.
Timber-aluminium entrance doors with double insulating glazing, k=1.1.

Swimming pool
Approximately 39 m³, depth 1.4 m; reinforced concrete construction with automatic filtration, UV-resistant internal liner, UV lamp and salt chlorinator.

Plaster finishes
External: 1.5 mm silicone render, natural finish. Internal: smooth, single-coat plaster, painted white

or in a colour selected by the client.

Internal floor finishes
Shared corridors: fire-resistant carpet or 600 × 600 mm tiles.

Specification of units and shared areas

The building is accessed directly or via internal stairs. Mailboxes are located on the external wall. A doorbell panel with audio equipment and preparation for a video intercom is fitted outside the building entrance.

CCTV with automatic recording on the development's grounds provides security for residents and their property. Vehicle access is closed by a remotely controlled gate. Each unit includes an outdoor parking space and a storage compartment in the wine cellar.

Lighting circuits in each unit terminate in cable outlets. Each unit has its own mains distribution board in the hallway.

Electricity meters are located in the building's electrical room.

Lights in shared areas and corridors are controlled by motion sensors.

Each unit is heated by its own air-to-air heat pump. Electric underfloor heating with remote control by mobile technology is also available. Domestic hot water is heated by two electric 300 l cylinders with a heat pump (2 × 300 l).

Hot and cold water consumption for each unit is metered separately in the service shafts.

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

Each unit is equipped with air-conditioning units and preparation for a video intercom controlling access to the building.

The proposed water supply and drainage pipes are plastic.

A separate bathroom with a shower enclosure, large-format wall tiles, washbasin, cabinet and mirror.

WC: GEBERIT system, washbasin with mixer tap and built-in cabinet.

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Floors
Living room including kitchenette and bedrooms: timber flooring suitable for underfloor heating. Transitions between different floor finishes are detailed with transition strips.

Doors
Timber fire-rated entrance doors to each unit with a door closer, fittings, handle and knob, and an ELIS 30/35 Ni-sat satin-nickel cylinder. Internal doors are timber with period-style decor.

Water supply
Plastic pipes in bathrooms and WCs run within the floor and chases in wall linings. Kitchen supply pipes run on the surface behind the base cabinets. Pipes are insulated with 9 mm Mirelon. Water meters are located in the unit.

Drainage
Plastic pipes in bathrooms and WCs run within the floor and chases in wall linings. Kitchen pipes run on the surface behind the base cabinets.

Electrical installation
Concealed CYKY copper wiring; UNICA-type switches and sockets. Each unit includes a data socket. An intercom is located in the hall. The entrance gate to the entire property has an electric lock.

Light fittings
Ceiling and wall light fittings are not included in the unit's standard equipment.

Heating
Electric underfloor heating is installed throughout the living areas of each unit, with heated towel rails in bathrooms. The primary heating system is an air-to-air heat pump.

Ventilation
A shared fan with overrun, located in the bathroom suspended ceiling, ventilates the bathroom and WC. A ventilation duct for approximately 150 m^3/h is provided in the kitchenette for the cooker hood and fitted with a non-return valve.

Outdoor hot tub and sauna in the grounds, managed by Vila Alžběta s.r.o.

A round hot tub with heating, filtration, cover and lighting for 4 people, and a Finnish sauna

with automatic heating for 4 people.

Specification of standard fixtures and fittings

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

Individual specifications may be changed during construction while maintaining equivalent standards and quality, for example to optimise the design and architectural solution or in the event of limited market availability (discontinued products).

Prices shown exclude VAT.