

RESIDENCE STANDARD (SHELL AND CORE) RIVER PARK RESIDENCES BLOCK 4

CONSTRUCTION SYSTEM

- Multi-purpose Block B4 is built of a monolithic ferroconcrete walled and columned structure.

INTERNAL WALLS BETWEEN RESIDENCES

- Acoustic partitions between residences are formed by a 300 mm thick sandwich wall complying with STN standard sound insulation.
- Partition walls between residences and staircases (corridors) are built of 250 mm thick bricks with enhanced sound insulation properties.

INTERNAL PARTITIONS

- Internal partitions are constructed from 115 mm thick Porotherm bricks.

ENTRANCE DOORS – SAFETY FIREPROOF DOORS

- Safety fireproof doors (with fire resistance of EI 30/EW45-D3) 2,100 mm in height.
- Safety class No. 3, an eleven-point locking system, each door mounted in a steel doorframe.
- Safety overlayed chrome-covered door fitting.
- Wide-angle peephole.

INTERIOR DOORS

- Not included in residences amenities.

FLOORS

- Finished screed takes into account the thickness of the wear layer (stone, parquets or carpet) that is planned in individual rooms in accordance with marketing material and the residences detailed documentation.
- Base slab without screed covers in the bathroom area.

TILING

- Not included in residences amenities.
- Sanitary facilities are plastered and painted with one coat of white abrasion-proof paint.

TOILET ATTACHMENTS AND FITTINGS

- Each residence has one toilet, with accessories (not including tiling and flooring).
- Connection of bathrooms is designed only by preparation – the blinding of water and sewerage in the shafts of the relevant residence.

Sanitary ceramics

- Small ceramic washbasin including washbasin mixing tap, 1× in residence.
- Wall-mounted toilet, 1× in residence.
- Toilet flushing cistern with push button, 1× in residence.
- Basic lighting of toilet.

KITCHEN UNIT

- Not included in residences amenities.
- Distributions of cold water, hot water and sewerage lead to the area behind the kitchen unit and are blinded.

WINDOW CONSTRUCTIONS, GLASS-BLOCK WALLS

- Aluminium glassed-in constructions with insulation double-glass divided by thermal bridge.
- Neither the colour and size, nor the method of window opening can be changed.
- The thermo-technical features of facade constructions with related parameters comply with STN, and in the majority of cases exceed such standards according to the specific type of facade sheeting.

SURFACE FINISH OF INTERNAL WALLS AND CEILINGS

- Internal hard plasters are covered with one coat of white abrasive-proof paint.

INTERNAL WINDOW SILLS

- Not included in residences amenities.

TERRACES / LOGGIAS

- The walking part of balconies and loggias will utilise wooden grid bangkirai – tropical wood flooring – in combination with frost-resistant paving tiles.
- Tropical wood flooring in combination with pre-grown grass and/or frost-resistant paving is used on terraces.
- Irrigation water outlet from terrace.
- Irrigation system is not part of the landscaping.

HEATING SYSTEM – PREPARATION OF HOT UTILITY WATER

- Every residence has its own boiler station for the central source of heating (gas boiler room) with hot water distribution.
- Every residence has an independent heating system with own regulation. Heating of residence includes thermostat with autonomous temperature control.
- Board heating units with thermoregulation heads.
- Selected rooms of the B4 Block are heated with a combination of floor convectors, without ventilators and board heating bodies.
- Independent preparation of hot utility water in automatic residence station, 150-litre capacity.
- Immediate availability of hot water at all outlet points in residence is secured by circulating piping.
- Preparation for radiator in bathroom, blinded pipe.

VENTILATION, AIR-CONDITIONING AND COOLING

- Ventilation piping for connection of kitchen range hood with outlet above building roof.
- Forced ventilation of toilet and bathrooms by ventilator with finish and back flap.
- Vacuum ventilation of residences is secured by acoustic grids in façade, 2× grids per residence (bedroom, kitchen).
- Blinded inlet of cooling water to residence 9/12 °C.

HEAVY-CURRENT INSTALLATIONS

- Electricity connection to residence via five-core copper cable measuring 5 × 10 mm².
- Switching station with circuit breakers, current switches, and intelligent EIB switches for lighting.
- Socket and lighting circuits including sockets and switches (not including lights).
- Independent 230 V socket circuit for refrigerator, washing machine, drier, microwave oven, and kitchen range hood.
- Independent 400 V circuit for electric cooker.
- Independent circuits for heating and cooling exchangers, with all circuits designed with above-standard protection.
- Lights in bathroom and on loggia.
- Light-current controlling circuit led through all control elements in compliance with EIB standards.
- Preparation for temperature control (heating and cooling) from wall-mounted controls in living rooms with electronic thermostats in compliance with EIB standards.
- Switches and sockets from the ABB – FUTURE LINE AR series – white (EIB).

LIGHT-CURRENT INSTALLATIONS

- Light current connection to residence by two FTP cables (category 6) and coaxial cable.
- Home videophone for monitoring building entry from main ground floor entrance.
- Light-current distributor; distribution around residence with two RJ 45 sockets for data services and one TV socket.
- Preparation of spatial sound distribution of lounge.
- Preparation of sound distribution in bathroom.

MASONETTES

- Internal staircase not included in residences amenities.

ENERGY CERTIFICATE

- Energy efficiency class B indicator of world primary energy 98 kWh/m².

COMMON PREMISES

PARKING HOUSE

- Entry to and exit from the car park and subsequent entry to private parts of the car park is guarded by automatic barriers controlled with touch-free identification card (identical with building entry card).
- Each parking place is indicated with a serial number.
- Entry from the car park to the common residential staircase is also controlled with touch-free identification card.
- Entrances to garages are CCTV-monitored.

Entrance hall – main entrance to the residential building:

- Entrance doors controlled with touch-free identification card.
- Video porter with electrically controlled lock from every residence.
- A4-format mail-boxes for each residence.
- CCTV-monitored entrance.

Bratislavské nábrežie, s.r.o. reserves the right to select particular materials and layout solutions, as well as possible changes and replacements thereto. The prerequisite is the observance of parameters as declared in the referentially-offered products of technical standards.