



### **Scope of work in the building and investment apartments**

#### **Building Standard:**

The multi-family residential building is a four-story apartment complex with 65 investment apartments and 3 commercial premises. It also features one underground level, housing a garage hall and technical rooms for building maintenance. Each floor includes auxiliary rooms and storage units. The building has two staircases and is equipped with silent-running elevators.

#### **Walls:**

- underground walls: reinforced concrete with a thickness of 16/18/20/24 cm,
- above-ground exterior walls: reinforced concrete or silicate blocks with a thickness of 18/20/25 cm,
- interior walls between apartments: reinforced concrete, 20 cm thick,
- partition walls in apartments: gypsum blocks, 8 cm and 10 cm thick.

**Ceilings** - monolithic reinforced concrete slabs, prefabricated Filigran type, thickness 20/22 cm.

**Floors** – entrance area corridors, staircases: vinyl flooring or gres tiles, loggias and terraces: composite decking.

**Stairs** - prefabricated, finished with gres tiles with steel or aluminum internal railings, powder-coated.

**Façade** – on part of the building, the facade is ventilated with aluminum composite panels, insulated with 18 cm thick mineral wool. On the remaining sections, the cladding consists of flexible clinker tiles on 18 cm thick polystyrene. In some areas, there is a light-wet facade system with 16 cm thick polystyrene insulation and a mosaic plaster finish in the plinth section.

**Flat roof** - flat reinforced concrete roof, with sloped Styrofoam insulation and thermally welded bituminous waterproofing, green roof system for the top layer.

**Windows** – single-frame, tilt and turn aluminum windows with insulated glass, window and door parameters - according to the project, interior window sills made of conglomerate.

**Balcony railings** – steel or aluminum, powder-coated, with safety glass or profile infill.

**Garage gate** – segmented system gate with an electric drive, remote-controlled.

**Garage lighting** – LED lighting with motion sensors.

**Storage units** – concrete floors, partition walls - built, openwork, or system panels filled with mesh or sheet metal, exterior walls left unplastered.

**Heating** – connected to the municipal GPEC network.

**Ceiling heights** - The height of a typical floor with apartments is approximately 2.70 m, while the height of commercial premises on the ground floor is approximately 3.80 m, with local reductions for beams.

#### **Standard of finish for investment apartments:**

internal walls between units	plastered; smoothed with gypsum putty; - in the living area, one of the walls is covered
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	<p>with a textured beige wallpaper and a decorative white wall panel;</p> <p>-in the kitchen annex, the walls are finished with large-format beige gres tiles;</p> <p>-in the bedroom area, the walls are painted in off-white, with one wall covered with a decorative wall panel;</p> <p>-the remaining walls are painted in off-white.</p>
internal partition walls	built from 8 cm or 10 cm thick gypsum blocks, smoothed with gypsum putty, covered with textured wallpaper and a decorative white wall panel, or painted in off-white.
bathroom walls	<p>-finished with large-format beige gres tiles,</p> <p>-selected walls finished with elongated white ceramic tiles.</p>
ceilings	<p>-smoothed with gypsum putty, painted white,</p> <p>-in bathrooms, suspended ceiling, smoothed and painted white,</p> <p>- system masking strips for curtain rails at windows.</p>
floors	<p>-hallway, bathroom, kitchen annex: white gres tiles,</p> <p>-rooms: laminated panels on underlay.</p>
entrance door	soundproof, fire-resistant, anti-burglary (RC2), white.
internal doors	<p>-full, non-rebated doors in white,</p> <p>-bathroom door with ventilation cutout.</p>
water installation	from the municipal network, PE pipes, individual metering.
sewage system	connected to the municipal network, PP and PVC pipes.
electrical installation	<p>flush-mounted power installation, sockets and light outlets finished with frame fittings or lamps,</p> <p>-LED lighting near windows and in the bathroom,</p> <p>-the number of light points, power sockets, and teletechnical sockets according to the apartment's interior design plan,</p> <p>-flush-mounted electrical panel and multimedia distribution box located in the hallway.</p>
ventilation system	centralized mechanical exhaust (air inlets in windows and roof fans).
heating system	<p>decorative radiators with a thermostatic valve according to the project,</p> <p>bathroom - decorative ladder-style radiators,</p> <p>individual metering.</p>
instalacja domofonowa	1 video intercom per apartment

### **Apartment Equipment List**

The apartment furnishings have been designed based on the interior design project.

Living Room Equipment	<p><u>In the lounge area:</u></p> <ul style="list-style-type: none"> <li>- decorative wall radiator</li> <li>- TV cabinet + space for a wall-mounted TV</li> <li>- 3-seater sofa bed</li> <li>- 2 coffee tables</li> <li>- lounge armchair</li> </ul> <p><u>Lighting:</u></p> <ul style="list-style-type: none"> <li>- 2 track lights</li> <li>- LED lighting near windows</li> </ul> <p><u>Movable equipment:</u></p> <ul style="list-style-type: none"> <li>- set of curtains and drapes</li> <li>- carpet</li> </ul> <p><u>Other:</u></p> <ul style="list-style-type: none"> <li>- decorative frames around wall panels</li> </ul>
Kitchen Annex Equipment	<p><u>Ceramics and kitchen fixtures:</u></p> <ul style="list-style-type: none"> <li>- single-bowl sink with kitchen faucet</li> </ul> <p><u>Furniture:</u></p> <ul style="list-style-type: none"> <li>- base cabinets, wall-mounted cabinets</li> <li>- open shelf with a "kitchen backsplash" made of beige gres tiles, 60 cm above the countertop</li> <li>- dining countertop</li> <li>- 4 upholstered chairs</li> </ul> <p><u>Appliances:</u> 45 cm built-in dishwasher, slim built-in refrigerator, cooktop, built-in oven, cooker hood</p> <p><u>Lighting:</u></p> <ul style="list-style-type: none"> <li>- 1 track light</li> <li>- LED under-cabinet lighting</li> </ul>
Hallway Equipment	<ul style="list-style-type: none"> <li>- wardrobe</li> <li>- decorative wall mirror</li> <li>- seating (pouf)</li> </ul>
Bedroom Equipment	<p><u>Furniture:</u></p> <ul style="list-style-type: none"> <li>- 160x200 cm double bed with upholstered headboard</li> <li>- 2 bedside tables</li> <li>- wardrobe</li> </ul> <p><u>Lighting:</u></p> <ul style="list-style-type: none"> <li>- 1 track light</li> <li>- LED lighting near windows</li> </ul> <p><u>Other:</u></p> <ul style="list-style-type: none"> <li>- wall-mounted framed mirror</li> <li>- decorative wall radiator</li> <li>- space for a wall-mounted TV</li> </ul> <p><u>Movable equipment:</u></p> <ul style="list-style-type: none"> <li>- set of curtains and drapes</li> </ul>
Additional Room Equipment ( <i>for 3-room apartments</i> )	<p><u>Furniture:</u></p> <ul style="list-style-type: none"> <li>- single bed</li> <li>- wardrobe</li> <li>- desk</li> <li>- upholstered chair</li> </ul>

	<ul style="list-style-type: none"> <li>- bedside table (<i>except for apartments A.2.14, A.3.14, A.4.14</i>)</li> </ul> <p><u>Lighting:</u></p> <ul style="list-style-type: none"> <li>- 1 track light</li> <li>- LED lighting near windows</li> </ul> <p><u>Other:</u></p> <ul style="list-style-type: none"> <li>- decorative wall radiator</li> <li>- space for a wall-mounted TV</li> </ul> <p><u>Movable equipment:</u></p> <ul style="list-style-type: none"> <li>- set of curtains and drapes</li> </ul>
Bathroom Equipment	<p><u>Ceramics and bathroom fixtures:</u></p> <ul style="list-style-type: none"> <li>- under-counter sink</li> <li>- wall-mounted washbasin faucet</li> <li>- wall-hung toilet with concealed frame and soft-close seat</li> <li>- walk-in shower with shower tray or bathtub with a bath screen</li> <li>- concealed thermostatic shower faucet with rain showerhead or bathtub spout with a handheld shower on a rail and thermostatic faucet</li> <li>- decorative bathroom radiator</li> </ul> <p><u>Furniture:</u></p> <ul style="list-style-type: none"> <li>- concealed WC unit and utility cabinet</li> <li>- bathroom cabinets (with washing machine and sink)</li> </ul> <p><u>Lighting:</u></p> <ul style="list-style-type: none"> <li>- 1 track light</li> <li>- 2 wall sconces</li> </ul> <p><u>Additional equipment:</u></p> <ul style="list-style-type: none"> <li>- round wall mirror</li> </ul>
Utility Room Equipment	<p><u>Furniture:</u></p> <ul style="list-style-type: none"> <li>- wardrobes</li> </ul> <p><u>Lighting:</u></p> <ul style="list-style-type: none"> <li>- 1 track light</li> </ul> <p><u>Additional equipment:</u></p> <ul style="list-style-type: none"> <li>- set of curtains and drapes</li> </ul> <p><u>Other:</u></p> <ul style="list-style-type: none"> <li>- decorative wall radiator</li> </ul>

**NOTE:** - *The sanitary sewage system may be installed above the floor level. Water and sewage connections may be surface-mounted.*

*- In storage rooms, installation pipes may be routed above floor level (vertically or horizontally).*