



General

Modern architecture in design and colour palette

Spacious common garden area with playground for small children, old trees, and newly planted greenery

Modern handicapped-accessible lifts in every stairwell

Heating and supplementary cooling via component activation in all apartments

Central satellite receiver system with TV jacks in all living areas

Every apartment has an assigned storage room

Intercom system with video function

Efficient LED lighting in all common areas

Environmentally sustainable central heating and cooling system

Photovoltaic system

Private fitness centre with state-of-the-art equipment

Sufficient parcel delivery boxes

PUCK building information system – the digital “pinboard”

Underground parking spaces directly accessible via lift, preparation for e-mobility

The author of the plan reserves the right to make changes compared with the described construction features, fittings, and finishing in the case of new technical information or for efficient construction, but is required to meet or exceed the originally offered quality standard. It is expressly noted that changes may still be made in the course of construction and that the buyer shall not be entitled to derive any claims whatsoever from such changes.

The construction features, fittings, and finishing indicated as optional will be implemented at additional charge upon request by the buyer. In the event of discrepancies or contradictions between the construction features, fittings, and finishing and the signed plans, the described construction features, fittings, and finishing shall apply.

Apartment-specific

Wood-aluminium windows and balcony doors with weatherproof aluminium shell

Apartment entrance doors with security rating (RC 3); multi-point locking in steel frame

High interior doors (height up to 2.10 m) with smooth door leaf, flush closing in wooden frame

Brand-name oak wood flooring in all rooms except for bathroom and WC

Designer porcelain stoneware tiles 60/60 cm in bathroom and WC

Various empty wiring conduits for telephone/multimedia

Conduits ready for smart home system

Every apartment with private outdoor space (garden, terrace, balcony, or loggia)

Water supply points in all private outdoor spaces (terrace/balcony/loggia) larger than 5 sqm

Electrical connection for lighting on every terrace/balcony/loggia including lamp and electrical outlet

Frost- and salt-resistant paving on terraces, balconies, and loggias

Hansgrohe or equivalent sanitary fixtures

Towel dryer with electric heating element in the bathroom (including for use in summer)

Sanitary ware from a renowned brand, e.g. Villeroy & Boch, Laufen, or equivalent

Showers with flat shower trays and glass partitions as per the plan and large rain shower head

Apartment-specific billing of cold/hot water usage, heating, and cooling

External, electrically operated blinds in all living areas