

# STANDARDS

## FLOORS 1–4

DANUBIUS  
LOFTS

FINEP

### BUILDING STRUCTURE

#### LOAD-BEARING SYSTEM

Original reinforced concrete structure, designated as a national cultural monument.

#### INTERIOR PARTITIONS

Prefabricated system plasterboard partitions. In some apartments, interior glass partitions including doors – indicated in the apartment catalogue.

#### INTER-APARTMENT WALLS

Reinforced concrete or double-layer plasterboard construction with integrated security sheet metal.

#### EXTERIOR ENVELOPE

Original reinforced concrete structure with internal thermal insulation and plasterboard facing wall. The building envelope is under heritage protection.

#### CEILINGS

Original reinforced concrete structure with visible patina sealed by a protective coating. In some rooms, suspended plasterboard ceiling or trowel-applied surface finish.

#### INTERNAL MEZZANINE STAIRCASE

Steel staircase prepared for 25 mm thick flooring finish. Railing infill made of tensioned cable system.

#### BASEMENT STORAGE IN GARAGE

Partition walls of storage units made of trapezoidal sheet metal.

#### SECURITY

The entrance and other common areas will be equipped with a chip-based access control system. A bell panel with audio unit will be installed at the main entrance of the building, and each apartment will be fitted with an intercom and electric door release button. A camera system will be installed in the garage areas.

#### ELEVATORS

Modern rope-driven elevator.

#### GARAGES

Parking spaces are located on basement level -1, with access through the neighboring building. The garage gate is motorized and operated via license plate recognition or chip reader. The garage structure is composed of reinforced concrete.

#### WINDOWS AND BALCONY DOORS

The windows and their configuration are subject to heritage protection. Timber, multi-chamber, four-position opening system with perimeter fittings. Window colour is grey (the shade is defined by the Heritage Authority). Interior windowsill in white.

#### DOORS

##### INTERIOR APARTMENT DOORS

Single-leaf, non-rebated solid doors with CPL laminate surface in several decors, casing door frames. Manufacturer: Sapeli. Rosette hardware: M&T.

##### ENTRANCE APARTMENT DOORS

Security class 3, single-leaf solid fire-rated doors with lacquered metal frame, panoramic peephole, and security hardware.

#### WALL AND FLOOR TILES, COVERINGS

##### BATHROOM AND WC

Large-format ceramic wall and floor tiles, available in multiple shades. External edges are finished with aluminium profile trims.

##### STORAGE ROOM, HALLWAY

Ceramic tiles in several shades or laminate flooring in various decors.

##### BEDROOM, ROOM, KITCHEN + DINING AREA, LIVING ROOM

Laminate flooring in a variety of decors.

##### GALLERY – BUILT-IN MEZZANINE FLOOR IN FLATS AND APARTMENTS (ROOM, HALLWAY, STORAGE, ETC.)

Carpet.

##### FRONT GARDEN

Grassed area combined with frost-resistant ceramic tiling. Bordered by filled or unfilled gabion fencing – as specified in the apartment catalogue.

#### FITTINGS AND FIXTURES

##### WASHBASIN

Ceramic washbasin or double washbasin, including siphon.

##### SMALL WASHBASIN

Ceramic small washbasin, including siphon.

##### WC

Wallhung toilet with soft-close seat and acoustic insulation insert.

##### TAPS

Single-lever basin mixer with waste outlet, concealed shower mixer with rail-mounted set, concealed bath mixer set with hose, holder and handheld shower.

##### BATHTUB

Enamelled steel bathtub.

##### SHOWER ENCLOSURE

Cast marble shower tray including siphon, transparent glass enclosure.

##### OTHER

Cold water and waste outlet for washing machine. Measurement of hot and cold water (according to project documentation).

#### ELECTRICAL INSTALLATION

##### HIGH-VOLTAGE

Designer sockets and switches.

##### LOW-VOLTAGE

Structured cabling for data and television distribution in all habitable rooms. An intercom unit is located in the entrance hallway.

##### HEATING

Hot water distribution via heat exchanger station. Apartments are equipped with lightweight dry underfloor heating systems. Bathrooms are fitted with vertical tubular radiators.

##### KITCHEN

Central preparation for connection of kitchen service lines.

##### VENTILATION

Central balanced ventilation with heat recovery (preheating of outside air) – air supply via grilles, extraction under doors and through the bathroom. Exposed ducting for the heat recovery system.

##### COOLING

Provision for the installation of cooling units as part of client-specific modifications.

# STANDARDS

## FLOORS 5-5G

DANUBIUS  
LOFTS

FINEP

### BUILDING STRUCTURE

#### LOAD-BEARING SYSTEM

An extension built atop the original reinforced concrete structure, which is protected as a national cultural monument.

#### INTERIOR PARTITIONS

Prefabricated system gypsum board partitions. In some apartments, interior glass walls including doors – as specified in the catalogue sheet.

#### INTER-APARTMENT WALLS

Masonry or double-layer plasterboard construction with integrated security steel sheet.

#### EXTERIOR ENVELOPE

Lightweight sandwich wall construction on a steel load-bearing frame, insulated with mineral wool and finished with a suspended ventilated façade featuring vertical metal cladding.

#### APARTMENT MEZZANINE STAIRCASES

Steel staircases prepared for 25 mm thick surface flooring. Railing infill made of tensioned stainless-steel cables.

#### TERRACES

Partition walls between terraces are made of steel framing with solid infill. In corner apartments 0501.E, 0504.E, 0506.E, and 0509.E, there is the option to install a whirlpool at predefined locations. An aluminium system pergola without roofing is included; its position and size are defined in the apartment catalogue.

#### BASEMENT STORAGE IN GARAGE

Partition walls of storage units are made from trapezoidal sheet metal.

#### SECURITY

The entrance and other common areas will be equipped with a chip access system.

A bell panel with an audio module will be installed at the main entrance of the building, and apartment units will feature intercoms with electric release buttons. A camera system will be in place in the garage areas.

#### ELEVATORS

Modern rope-operated elevator.

#### GARAGES

Parking spaces are located on basement level -1, with access through the adjacent building. The garage gate is powered by an electric motor and operated via license plate recognition or chip access. The garage is enclosed by a reinforced concrete structure.

#### WINDOWS AND BALCONY DOORS

Aluminium, multi-chamber profile windows with four-position opening and micro-ventilation, featuring perimeter hardware. Colour: anthracite. Integrated shutter box with external aluminium blind, equipped with central wind sensor and remote control.

#### DOORS

##### INTERIOR APARTMENT DOORS

Single-leaf, non-rebated solid doors with CPL laminate finish in various decors, casing door frames. Manufacturer: Sapeli. Rosette hardware: M&T.

##### ENTRANCE APARTMENT DOORS

Security class 3, single-leaf solid fire-rated doors with lacquered metal frames, panoramic peephole, and security hardware.

#### TILES, FLOORING, WALL COVERINGS

##### BATHROOM & WC

Large-format ceramic wall and floor tiles available in various shades. Exposed tile edges are finished with aluminium edging profiles.

##### STORAGE ROOM & HALLWAY

Ceramic floor tiles in several shades or laminate flooring in multiple decors.

##### BEDROOM, ROOM, KITCHEN + DINING ROOM, LIVING ROOM

Laminate flooring in various decors.

##### GALLERY – BUILT-IN MEZZANINE FLOOR IN APARTMENTS (ROOM, HALLWAY, STORAGE, ETC.)

Carpet flooring.

##### TERRACE

Frost-resistant ceramic floor tiles (as per structural-technical specifications).

#### FITTINGS AND FIXTURES

##### WASHBASIN

Ceramic washbasin or double washbasin, including siphon.

##### SMALL WASHBASIN

Ceramic washbasin, including siphon.

##### TOILET

Wall-mounted toilet with soft-close seat and integrated acoustic insulation pad.

##### TAPS

Single-lever basin mixer with waste, concealed shower mixer with bar set, concealed bathtub mixer with hose, holder, and handheld shower.

##### BATHTUB

Enamelled steel bathtub with overflow filling.

##### SHOWER ENCLOSURE

Cast marble shower tray including siphon, clear glass enclosure.

##### OTHER

Cold water and waste connection for washing machine. Measurement of hot and cold water in accordance with project documentation.

#### ELECTRICAL INSTALLATIONS

##### HIGH-VOLTAGE

Designer sockets and switches.

##### LOW-VOLTAGE

Structured cabling for data and TV services in all habitable rooms. An intercom unit is located in the entrance hallway.

##### HEATING

Hot water distribution system with heat exchanger station. Apartments are equipped with lightweight dry underfloor heating systems. Bathrooms include vertical tubular radiators.

##### KITCHEN

Central preparation for connecting kitchen utility services.

##### VENTILATION

Central balanced ventilation system with heat recovery (preheating of incoming outdoor air). Air supply is provided through grilles, and air is extracted below the doors and through the bathrooms.

##### COOLING

Wall-mounted interior cooling units are installed in every habitable room.