

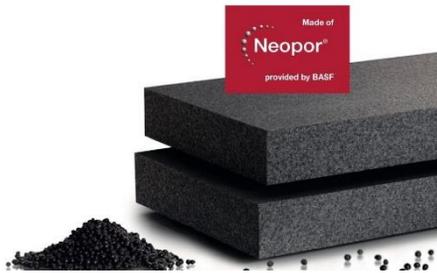
TECHNICAL SPECIFICATION

Flavia Garden Complex

I. Building



1. Construction: solid, reinforced concrete. The



building is designed in accordance with the regulatory requirements for the project of concrete and reinforced concrete structures, with resistance to earthquake IX-degree on the scale of Medvedev - Sponhoyer and Karnik. The bases are sized in accordance with the design standards, on-site

geological surveys and a geological report prepared. The foundations of the building and all  reinforced concrete elements up to level 0 will be filled with waterproof concrete with added crystallizing waterproofing;

2. Masonry: ceramic bricks with high insulation properties by the Austrian company

2.1. **Exterior walls of the building** - brick POROTERM 25 cm.

2.2. **Interior partition walls** –



brick POROTERM 12cm.

3. Roof: flat roof type with layered  parts - vapor barrier with aluminum insert, thermal insulation - XPS 10 / -12 cm, reinforced concrete overlay with slope, PVC waterproofing with UV protection. Drainage of roof surfaces – as per the project.

4. Facade:

4.1. **Thermal insulation system** - with materials from leaders in the production of Integrated Thermal Insulation Systems NEOPOR of BASF from expanded polystyrene - EPS 10 cm, plastered

two hands with mesh and a finishing layer of silicone mineral plaster in color. NEOPOR BASF is **HÖRMANN** an innovative new generation graphite thermal insulation. The big difference with ordinary EPS (Styrofoam) comes from the higher density of the thermal insulation panels NEOPOR (20 kg / m³), as well as from embedded in graphite particles. Graphite is a natural material with very good insulating properties, its structure does not allow the passage of harmful UV and infrared rays, and also prevents radiation from entering the building. Among the main advantages of the product are: increased thermal insulation properties, environmentally friendly product, breathable structure, hardly flammable, good sound insulation, UV and radiation protection, highly weatherproof, high pressure resistance.

- 4.2. **Natural stone decorative exterior element** with XPS mesh thermal insulation underneath.
5. **Balconies/terraces** - installed horizontal heat and waterproofing insulation with drainage and frost-resistant granite tiles. The railings are a combination of glass panels and metal elements.
6. **Lightning protection system:** active lightning protection with a 100 m forward-range receiver.
7. **Common areas of the building:** made as per the interior design project.
 - 7.1. **Entrance door:** Aluminum entrance door from #1 manufacturer in Europe – featuring high thermal insulation and multi-point locking. A special chip will be required to unlock the door.
 - 7.2. **Walls and ceilings:** plastered and painted in color.
 - 7.3. **Floors and steps:** natural granite.
 - 7.4. **Stairs and railings:** as per the architectural detail made of metal.
 - 7.5. **Joinery: between the floors** - aluminum doors, windows for the intermediate floors - Aluminum profile with four seasonal glasses.
8. **Elevator:** in each entrance there will be a luxury elevator for 8 people, with automatic doors and electronic gearless drive, at a speed of 1.6 meters per second, frequency control for smooth braking and starting, with the option of moving the cabin to the desired floor when the main power is interrupted. The lift is suitable for people with disabilities.
9. **Lighting:** Ceiling lamps with photocell for automatic motion activation.
10. **Video intercom system:** with central panel installed on both entrances and wiring to each apartment.
11. **Installed common energy meters:** staircase lighting and elevators.
12. **Drinking and mineral water meters installed.**

13. Ecologically purified water:

Central water softener system
- mineral water doctor.

14. Gas installation: completed installation of natural gas supply system to each apartment.

15. Vertical layout: Laying of pavements and asphalt, with completed paths to the two entrances of the building, ground parking lots and roads to the underground parking.

15.1. **Landscaping** in accordance with an approved project that foresees the evergreen pines on the territory of the residential complex will be preserved.

15.2. **Pool** with a total volume of 100 m³, with a children area and several jacuzzi-type pools. The pool will be supplied with mineral water.

15.3. **Playground for children** from 3 to 12 years of age.

16. Infrastructure: external power supply, external water supply and sewerage.

II. Common areas in underground garage

1. **Ramp** - polished concrete floor with warming for winter conditions. Mounted common sectional door with remote control for entry-exit of the vehicles. Camera with a car plate reader.

2. **Maneuver floor** - sanded concrete.

3. **Lighting** with mounted luminaires with photocell for automatic motion activation.

4. **Ventilation** installation for the exhaust gases as per the project.

5. **Charging stations for electric vehicles** located in the underground and ground parking areas.

6. **Fire alarm systems implemented.**



III. Housing



1. **Walls and ceilings:** machine-applied gypsum plaster or gypsum board with putty with aluminum corners and edges painted in neutral color; in the sanitary facilities – machine - applied lime-cement plaster on the walls or waterproof gypsum board.
2. **Floor:** leveling cement-sand screed in the rooms and hallways; 5cm soundproof floor underlayment
3. **Joinery:** Thermal break aluminum joinery with four-season double glazing. Armored entry door with five point lock.
4. **Balconies:** Delivered with waterproofing insulation. Frost-resistant Spanish granite flooring.
5. **Plumbing and sewerage:** Pipeline with silent pipes with PN 16 and PN 20 for cold and hot water with aluminum insert to the plug. Mounted thermal insulation on all exposed areas to prevent condensation. Mounted water meters. The sewer will be delivered with PVC pipes up to the plug.
6. **Electrical installations:** an apartment panel is installed, from which all the lighting lines and contacts are powered. The dashboard is equipped with appropriate fuses and defects. The lighting is provided with a CYKY Lo 3x2,5 mm² conductor under the plaster. Mounted switches at a height of 1.00m from the floor. Mounted plugs according to the prepared electrical project. Low current installation with laid FTP cables Category 7 for telephone, Internet and IPTV. Exits end with mounted sockets located as per the projected.
7. **Ventilation:**
 - 7.1. **Wet rooms** - Filled with PVC ducted pipes, with no fans installed.
 - 7.2. **Kitchen / kitchenette** - ready siphon chimneys. Individual switch-on is carried out to the small body, which connects to the big one that goes to the roof.

Optionally the apartments can be completed "turnkey", for which an additional contract for construction and assembly works (construction works) is signed.