

Specification HOME

1. General Information

Property Features	Infrastructure	Warranty service and after-sales support
15 townhouses	Private terrace for each townhouse	Warranty on construction work and household appliances.
Land plot area: 2,500 m²	Pool	Facility management – a single contact point for resolving any resident issues.
Building footprint: 651.35 m²	Children's playground in the courtyard	
Construction area: 1,519.95 m²		
Parking		
1 elevator		
Individual gas boiler room		

Facade, glazing, and doors	Safety and Innovation	Foundation, frame, and structural elements.
Combined: 1st floor with facing stone and insulation; 2nd and 3rd floors with ventilated facade on a subframe with insulation.	Modern soundproofing materials that create silence and comfort.	Monolithic reinforced concrete slab on a lean concrete base. Reinforcement of increased strength A500C, concrete grade B35.
Aluminum curtain wall windows — lightweight, strong, and deformation-resistant, with energy-efficient double-glazed units that reduce heat loss.	24/7 security	Monolithic reinforced concrete frame. Reinforcement of increased strength A500C, concrete grade B35.
Metal entrance doors	Surveillance cameras on the territory	Filling made of aerated concrete blocks
	Reception	Seismic resistance of at least 8 points

2. Finishing works

Floors:	Material/Type	Quant.	Color	Brand/Model	White frame	Turnkey
All Rooms	Concrete slab, without leveling, without screed, without utility installations					
Living rooms	Class 33 wear-resistant laminate with wood texture.			Quick-Step, Classen		
Kitchen	Medium-format ceramic tiles with a non-slip surface			Porcelanosa, Kerama Marazzi, Italon		
Entrance hall	Class 33 wear-resistant laminate with a wood texture.			Quick-Step, Classen		
Bathrooms	Medium-format ceramic tiles with a non-slip surface.			Cersanit, Roca		
Underlayment	Soundproof underlayment (foam or cork)			Arbiton		
Balcony	Large-format porcelain tiles with a non-slip surface					

Стены:	Material/Type	Quant.	Color	Brand/Model	White frame	Turnkey
Living rooms	Non-woven wallpaper for painting			Caparol, Sto		
Entrance hall	Non-woven wallpaper for painting			Quick-Step, Classen		
Bathrooms	Wall tiles with accents in the shower area (matte or glossy finishes).					
Entrance hall	Non-woven wallpaper for painting. Durable, damage-resistant finish: washable paint or vinyl wallpaper for painting.			Caparol		

Ceilings:	Material/Type	Quant.	Color	Brand/Model	White frame	Turnkey
Living rooms	Gypsum plasterboard		RAL 9016			
Kitchen	Gypsum plasterboard		RAL 9016			
Bathroom	Gypsum plasterboard with moisture-resistant properties.		RAL 9016			
Height	3 m					

3. Engineering systems

Electrical system	Material/Type	Quant.	Color	Brand/Model	White frame	Turnkey
Sockets and switches	Premium-class sockets and switches			Schneider Electric or Legrand		
Lighting	Built-in LED panels and spotlights (optimal energy efficiency) Pendant lamps.					

Heating:	Material/Type	Quant.	Color	Brand/Model	White frame	Turnkey
Living rooms	Pipes laid for heat carrier supply					
Underfloor heating	Water-based underfloor heating in bathrooms			DEVI		
Lighting	Встроенные LED-панели и точечные светильники (оптимальная энергоэффективность)					

Вентиляция и кондиционирование	Material/Type	Quant.	Color	Brand/Model	White frame	Turnkey
Kitchen	Low-noise extractor fans	1		Vents		
Living rooms	Condenser mounting base	1				
Living rooms	Air conditioner piping (line set)					
Bathroom	Electric extractor hood	1				

Water supply and sewage	Material/Type	Quant.	Color	Brand/Model	White frame	Turnkey
Pipes	Polypropylene pipes with corrosion protection.			Valtec		
Water filters	Coarse filtration at the inlet.					

4. Bathrooms

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