STRUCTURES

1. FOUNDATION	Reinforced concrete piles with a monolithic reinforced concrete grid.
2. EXTERNAL WALLS	**VALENSIS, AMIA, FERA:** Monolithic reinforced concrete with thermal insulation and finishing. **SELONIJA:** Monolithic reinforced concrete in the basement and 1st floor; concrete blocks from the 2nd to 5th floors.
3. ROOF	**VALENSIS, SELONIJA, FERA:** Pitched roof with metal sheet covering. **AMIA:** Flat roof with bituminous roofing.
4. FACADE	**VALENSIS:** Street-facing facade with lime plaster and decorative ornaments; courtyard facade with brickwork and grey recessed joints. **SELONIJA:** Street-facing facade with brick cladding, lime plaster and ornaments; courtyard facade with brickwork and grey recessed joints. **FERA, AMIA:** Insulated and plastered facade.
5. LOAD – BEARING WALLS	**VALENSIS, AMIA, FERA:** Monolithic reinforced concrete. **SELONIJA:** Monolithic reinforced concrete on the basement and 1st floor; concrete blocks from the 2nd to 5th floors.
6. INTERMEDIATE COVERINGS	**VALENSIS, SELONIJA, FERA:** Precast reinforced concrete slabs. **AMIA:** Monolithic reinforced concrete slabs.
7. WINDOWS	**VALENSIS, SELONIJA, FERA:** Timber frame windows. **AMIA:** PVC windows.
8. BUILDING ENTRANCE DOORS	Electronic access control system with video intercom. **VALENSIS:** Timber doors (EI30). Access to stairwell from both sides of the building. **SELONIJA:** Timber doors (EI30). **FERA:** Aluminum/glazed doors (EI30). **AMIA:** Aluminum/glazed doors (EI30). Access to stairwell from both sides of the building.
9. APARTMENT ENTRANCE DOORS	Timber doors (EI30). **VALENSIS:** Door opening height – 2,4m (except the 1st floor). **SELONIJA:** Door opening height – 2,4m. **FERA:** Door opening height – 2,2 m. **AMIA:** Door opening height – 2,2 m.
10. INTERNAL PARTITION WALLS (BETWEEN ROOMS)	Lightweight metal frame partitions finished with plasterboard and mineral wool infill.
11. WALLS BETWEEN APARTMENTS AND COMMON AREAS	**VALENSIS, AMIA, FERA:** Monolithic reinforced concrete or expanded clay concrete block walls. **SELONIJA:** Monolithic reinforced concrete on the 1st floor; concrete blocks from the 2nd to 5th floors.

12. BALCONIES	Open-type balconies with precast reinforced concrete slabs and outdoor power socket. **VALENSIS:** Railings – metal frames with partially transparent metal mesh infill. **SELONIJA:** Railings – designed in accordance with the historic design. **FERA:** Railings – painted metal frames with perforated metal panels. **AMIA:** Railings – painted metal railings.
13. TERRACES	**FERA:** Private terraces for 1st floor apartments, with gates and direct access to the courtyard. **VALENSIS:** Terraces for selected 1st floor apartments, with gates and direct access to the courtyard. Terraces are equipped with an outdoor power socket. A lawn area and landscaping are provided in front of the terraces, separating the private areas from the shared landscaped spaces.
14. LIFT	In each building one lift is serving all floors, including the basement floor (except **AMIA**, which has no basement floor).
15. COMMON AREAS	Shared storage room for bicycles and baby strollers located on the ground floor of the building.
16. TERRITORY, LANDSCAPING	Landscaped area with ornamental shrubs and lawn. The site includes access roads and pedestrian pathways, recreational areas with landscaping, a children's playground, a gazebo, a barbecue area, and a basketball hoop area. A closed enclosure for waste containers is provided within the site.
17. PARKING	Underground car parking with a single gate used for both entry and exit, controlled by traffic lights and a remote control. All parking spaces can be equipped with an electric vehicle (EV) charging system. EV charging infrastructure will be installed, including cable trays intended for charging cables (cables not included). The clear height of the parking spaces is predominantly 2.2 m, with 1.9 m available at selected spaces. The car park is unheated and equipped with a combined CO and smoke extraction system. There is no access to the underground car park from the **AMIA** building.
18. PRIVATE STORAGE ROOMS	Private storage rooms located in the underground car park (unheated). **AMIA:** Private storage rooms are located on the ground floor of the building.

ENGINEERING NETWORKS

19. HEATING	District heating. Underfloor heating is provided in apartments. The heating meter for each apartment is located on the respective floor in the stairwell service shaft. Remote meter reading is provided. A room thermostat is installed in each room of the apartment. An electric towel radiator is installed in the bathroom. **SELONIJA, AMIA:** In commercial premises, the heating system is based on radiators.
20. WATER SUPPLY	Centralized municipal water supply. Domestic hot water is provided via the district heating system. Hot and cold water meters for each apartment are lo cated in the sanitary facilities near the ceiling or in the kitchen under the sink. Remote meter reading is provided.

21. ELECTRICITY SUPPLY	Each apartment is provided with a three-phase 25 A electrical connection. A master light switch is installed in each apartment. Connection points for kitchen appliances are provided. Built-in light fittings are installed in sanitary facilities. Other light fittings are to be installed by the owner at their own expense.
22. VENTILATION	Ventilation of living spaces is provided by ventilation units integrated into the external wall construction, equipped with heat recovery (recuperator) and filters (except for 5th-floor apartments in the **SELONIJA** building). Mechanical exhaust ventilation is provided in sanitary facilities and the laundry room. Kitchen ventilation is designed with a recirculating cooker hood equipped with a carbon filter. The cooker hood is to be installed by the owner at their own expense.
23. AIR COOLING	An air cooling system will be installed in 6th floor apartments. For the remaining apartments, except for apartments V1-2 and V1-3, a designated space and a power socket are provided on the balcony for installation of the external unit of an air conditioning system. The external and internal units of the cooling system are to be installed by the owner at their own expense, except for the 6th floor apartments. **SELONIJA:** An air cooling system will be installed in 5th floor apartments. **FERA:** An air cooling system will be installed in 7th floor apartments. For the remaining apartments, a designated space and a power socket are provided on the balcony or terrace for installation of the external unit of an air conditioning system. The external and internal units of the cooling system are to be installed by the owner at their own expense, except for the 7th floor apartments. **AMIA:** An air cooling system will be installed in 6th floor apartments. Piping for air cooling systems will be provided in corner apartments on typical floors (the external and internal units of the cooling system are to be installed by the owner at their own expense.). For the remaining apartments, a designated space and a power socket are provided on the balcony for installation of the external unit of an air conditioning system. The external and internal units of the cooling system are to be installed by the owner at their own expense.
24. TELECOMMUNI-CATIONS	Space for a router is provided in the telecommunications distribution cabinet in each apartment, depending on the selected service provider.
25. SOLAR PANELS	Solar panels are planned to be installed on the roof of the **FERA** building.
26. SECURITY MEASURES	Video surveillance is provided in the site area, the underground car park, and common areas on the ground floor. A video intercom system is installed in each apartment. Smoke detectors are installed in each apartment and in common corridors on every floor. The operation of the underground car park gate is controlled by traffic lights and a remote control. Access to the building is provided via chip access. Access to the stroller room and technical rooms is provided with a master key. There is no access to the underground level from the **AMIA** building. A security staff room is located in the **AMIA** building for the entire residential quarter.

* In the general building elements, engineering systems, and apartment interior solutions, the Seller may, where necessary, apply technically and qualitatively equivalent solutions.

** This technical description and the technical solutions contained herein may be amended without prior notice, at the Seller's discretion, and replaced with analogous or technologically equivalent solutions in accordance with the Construction Design.