

BRIEF BUILDING DESCRIPTION

Riva Paradiso 18, Paradiso

LIVING AREA / DINING AREA / BEDROOMS

- Floor: oak parquet or choice according to budget
- Walls: painted white plaster
- Ceiling: painted white plaster
- Plinths: wooden plinths for parquet
- 2 curtain rails per window, fitted

KITCHEN EQUIPMENT

- Fully equipped kitchen (incl. electric appliances): choice according to budget

SHOWER / BATHROOM / PANTRY

- Sanitary appliances in the bathrooms, shower rooms, toilets and pantry: choice according to budget and supplier's pre-selection
- Floor and wall coverings: choice according to budget
- Ceilings: partly suspended ceilings or painted white plaster

DOORS, BUILT-IN CUPBOARDS, STAIRS

- Entrance door: security door from the Alias brand, Magma 30 model with triple locking system
- Interior doors for all rooms: choice according to budget
- Cloakroom: chipboard, outer surface in synthetic resin, white, chipboard interior coated with synthetic resin, white, with bar handle

BALCONIES, TERRACES

- Floor: porcelain stoneware tiles laid on elevated support, colour "Nut", size 40 x 120 cm
- Walls: façade made of ceramic tiles on metal substructure, rear-ventilated, insulated
- Ceilings: painted suspended ceiling (textured)
- All-round glass balustrades on the terraces and balconies
- Wall light and sockets
- Water connection available
- Locations intended for whirlpool as per separate plan
- 2-3 plant troughs are available to all flats

SUN PROTECTION

- Windows: aluminium composite Venetian blinds from the Griesser brand in anthracite grey – electrically operated

WINDOWS

- Windows in the flats as turn-and-tilt sashes, made of thermally insulated aluminium in anthracite grey
- Aluminium sliding door windows in the flats leading to the terraces/ balconies
- Window sills, balcony/patio surrounds in galvanised steel, powder-coated in anthracite grey

BASEMENT ROOMS

- Floor: 30 x 60 cm porcelain stoneware tiles in light grey
- Ceiling: painted white
- Painted (textured) bricked cellar partition wall
- Ceiling light and socket
- Mechanical air supply and extraction

HEATING, COOLING

- Underfloor heating with individual room regulation
- Heat generation via central air-water heat pump in combination with a photovoltaic system and gas heating

ELECTRICAL INSTALLATIONS

- House connection with fibre optics as "Fibre to the Building" (FTTB)
- Fibre optic cables from data centres directly to the flats (media cabinet)
- ABB linea Sidus switch range, white

ENTRANCE & STAIRCASE, FITNESS AREA

- Floor: 90 x 90 cm porcelain stoneware tiles, black
- Walls: white plaster painted white
- Ceiling: white plaster painted white
- Main entrance with video intercom
- Lighting: ceiling lights with motion detector
- Chrome steel staircase banisters
- One passenger lift available (handicapped accessible) 140 x 140 cm (900 kg, 9 people, door width 900 mm)
- Fitness area on the ground floor for residents