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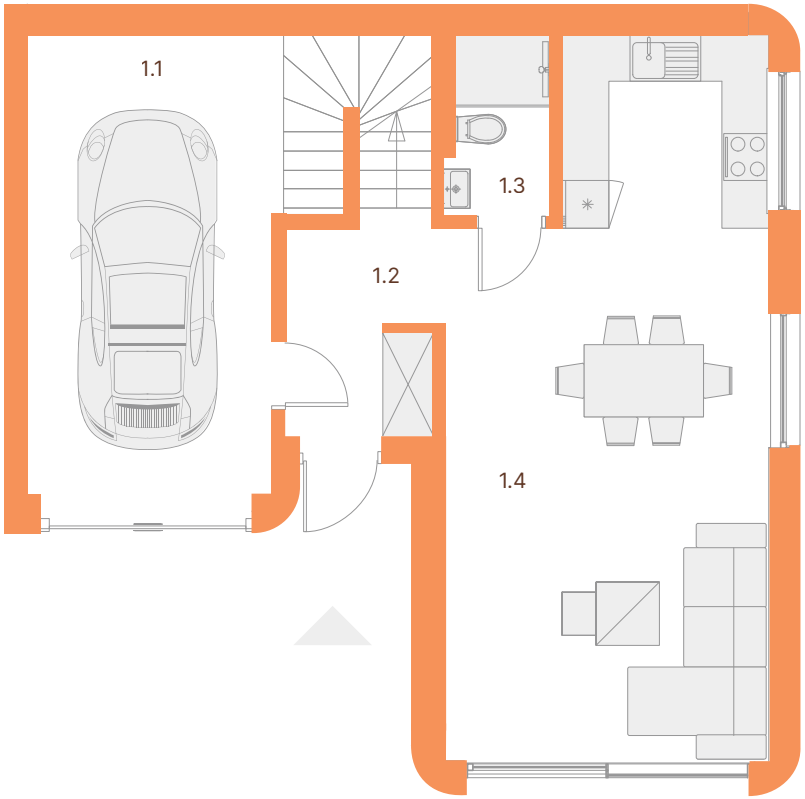
Ground floor

1.1	garage	19,44m^2
1.2	vestibule	5,31m^2
1.3	bathroom	3,08m^2
1.4	living room with a kitchenette	34,42m^2
	total	62,25m^2



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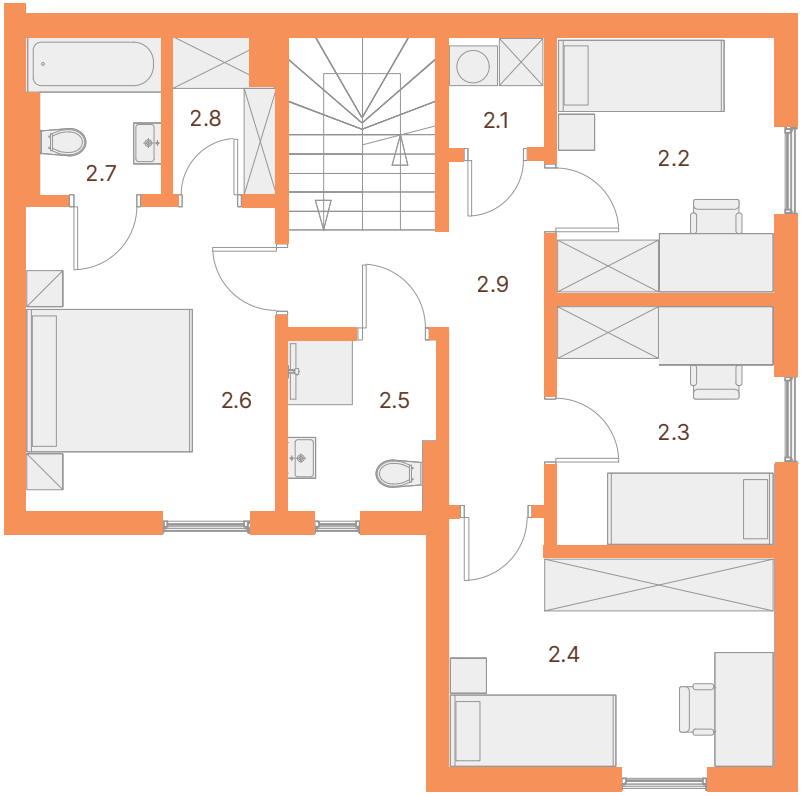

First floor

2.1	auxiliary room	1,72m²
2.2	room	9,00m²
2.3	room	8,42m²
2.4	room	11,57m²
2.5	bathroom	4,09m²
2.6	room	12,14m²
2.7	bathroom	3,42m²
2.8	walk-in closet	2,36m²
2.9	hallway	7,79m²
	total	60,51m²

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First floor

ALTERNATIVE

2.1	auxiliary room	2,80m²
2.2	room	14,93m²
2.3	room	15,26m²
2.4	bathroom	4,09m²
2.5	room	12,14m²
2.6	bathroom	3,42m²
2.7	walk-in closet	2,36m²
2.8	hallway	6,07m²
	total	61,07m²

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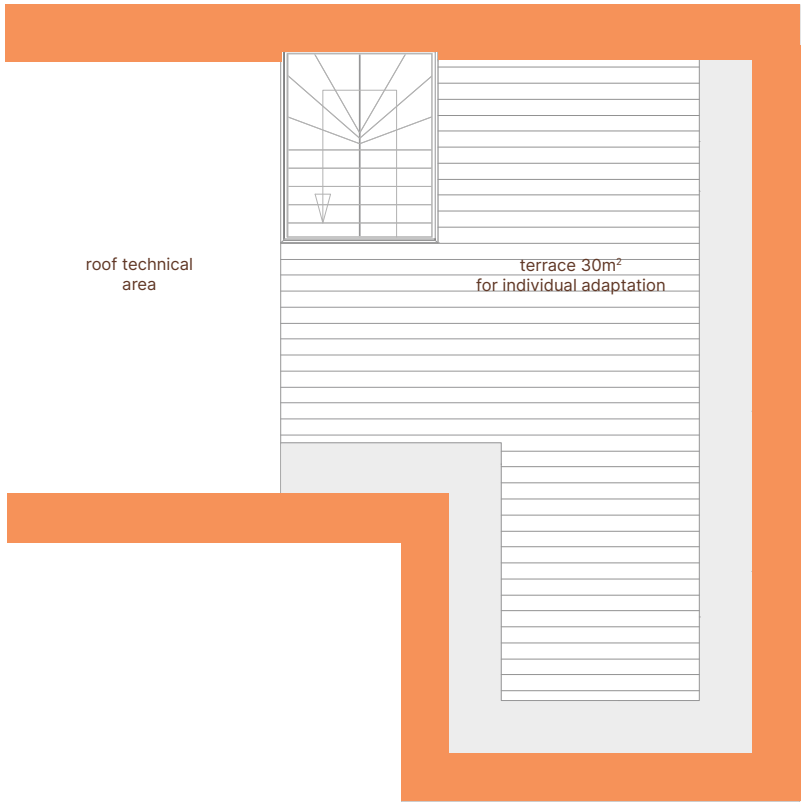
Roof

Maximum terrace area	30m²
Total usable floor space	
ground floor	62,25m²
first floor	60,51m²
total	122,76m²



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Foundations: Reinforced concrete strip foundations, monolithic.

External walls: Ceramic blocks with cement mortar, exterior graphite-colored polystyrene insulation, silicone-based exterior plaster. Ventilated facade.

Internal walls: Load-bearing and partition walls – ceramic blocks with cement mortar. Machine-applied gypsum plaster, category III, prepared for finishing with a smooth coat.

Ceiling above the ground floor: Monolithic reinforced concrete. Ceiling left unfinished, prepared for lightweight construction installation.

Flooring: Anhydrite screed, prepared for floor coverings. Underfloor heating in the residential area and in the garage.

Roofing and sheet metal works: Drainage system, downpipes concealed within the facade.

Flat roof: Monolithic reinforced concrete, thermal insulation, roof covering.

Windows and doors: Aluminum window frames with triple glazing, aluminum exterior doors, electrically operated roof hatch. Garage door with electric drive. Exterior metal window sills. Interior window sills provisioned with a layer of thermal insulation. Aluminum external blinds on all windows, electrically controlled.

Electrical, RTV, and alarm installations: Internal and external lighting installations. Internet socket in the living room and one additional point on the first floor in the master bedroom. RTV sockets in the living room and master bedroom. Three-phase power socket in the kitchen for the induction hob. Additional three-phase socket in the garage. Cabling prepared for alarm installation (without devices). Photovoltaic installation with a single-phase inverter.

Heating, water, and sewage installations: Underfloor heating in the residential area. Ground-source heat pump with a hot water storage tank. Circulation pump for hot water system. Water supply – Alupex pipes. External water tap on the garden side. Sewage system – PVC pipes, connected to municipal sewage. Provision for air conditioning installation in the living room and each bedroom (condensate connections and copper piping in the garden), without devices.

Ventilation system with heat recovery: Ventilation unit with counterflow heat exchanger, automatic bypass, DC fans, electric preheater. Ductwork made of galvanized steel pipes or PE-Flex pipes in a manifold system.

This information is provided for reference only and does not constitute a commercial offer as defined in Article 66 §1 of the Civil Code.

Premium finish