

Short description of construction

Façade

- Rear-ventilated façade made of corrugated sheet metal.

Windows/sun protection/blackout

- Wood and metal windows with triple insulating glazing. Wood painted white inside. Exposed anodised aluminium outside.
- Double curtain rail in living room, single in wet rooms.
- Room-height sun protection on windows (terrace, garden): Venetian blinds. Electrically powered. Sun protection for parapet windows: electrically powered drop-arm awning. Vertical fabric blinds in the wet rooms.

Terrace

- Attic terrace: wooden slatted floor in solid larch, approx. 115 x 25 mm. Railing with duplex steel design and untreated aluminium meshwork.

Living rooms and bedrooms

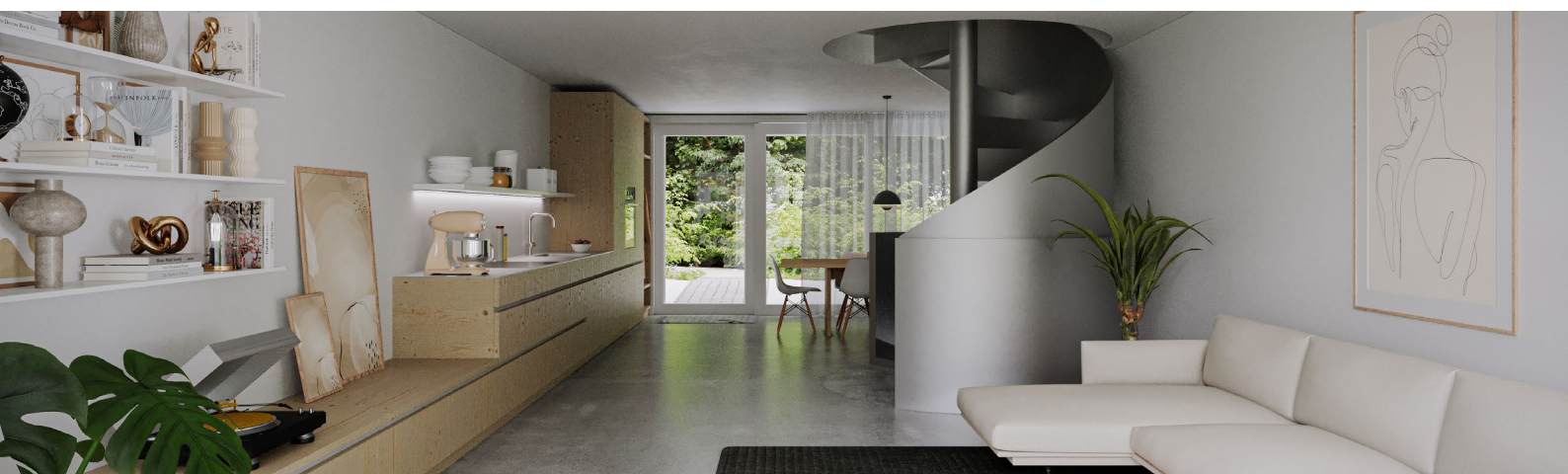
- Floor: oak parquet.
- Walls: wallpaper painted white.
- Ceiling: white plaster painted white.

Kitchen

- Floor: subfloor as finished covering – sanded and sealed cement screed.
- Walls: wallpaper painted white.
- Ceiling: white plaster painted white.
- Kitchen fittings:
 - Worktop, CNS, belt-sanded
 - Kitchen fronts made of wood (three-layer spruce/pine board); kitchen wall panel painted white, washable
 - Glass ceramic hob, four plates, induction with hob extractor, built-in oven, dishwasher, fridge-freezer combination

Wet rooms

- Floor: tiles, 5 x 5 mm, grey.
- Walls: tiles, 5 x 2.5 mm, 'sandy beige' in the splash zone, rest of surface wallpaper painted white.
- Ceiling: white plaster, painted.
- Fittings:
 - Shower with glass screen
 - Mirrored cabinet with LED lighting



Washing machine/tumble dryer

- All houses (four storeys) have a washing tower.
- Shared washing tower in head-end apartment building + connection for private washing tower in laundry/storage room (unit A2/B2).

Laundry/storage room

- Floor: oak parquet.
- Walls: wallpaper painted white.
- Ceiling: white plaster painted white.

Built-in cupboards/cloakrooms

- Surface: synthetic resin coating, white.

Room height

- Generally 2.43 m. Basements of terraced houses 2.32 m.

Electric installations

- Doorbell. Intercom system in head-end apartment building.
- Multimedia box in the living room and in most of the rooms.
- Switched power sockets in every room.
- Fibre optic connection.

Heating

- Heat distribution via underfloor heating, with the option of surface cooling in summer.
- Heat generation via pellet heating and geothermal heat sources combined with electricity produced by a photovoltaic system on site.

Doors

- Entrance doors to building in wood and metal with glass.
- Apartment entrance door in wood and metal with glass, with three-point locking.

Staircase

- Floor: subfloor as finished covering – sanded and sealed cement screed.
- Walls: wallpaper painted white.
- Ceiling: white plaster painted white.
- Stairs with one-sided handrail: spiral stair railing made of metal.

Basement

- One basement room per apartment.
- Floor: subfloor (cement screed).
- Walls: concrete/brick/thermal insulation.
- Ceilings: concrete/thermal insulation.

Outdoor areas

- Private, semi-private and communal spaces. The space between the buildings serves as an area for playing and relaxing.
- Pergola: floor in hard concrete, ceiling painted with exterior rendering.
- Terraced houses each with a private outdoor space with a wooden pergola, partly covered with corrugated iron. Seating in the apartments with perennials and shrubs for privacy screening. Walls in sandblasted concrete, with outside socket.
- Various bicycle parking spaces, partly covered.
- Diverse Veloabstellplätze, teilweise überdeckt.