



Catalog of Standards



EMERALD CLIFFS
RESIDENCE

Energy Standard

- Low-energy villa
- Energy label A
- Exceptionally economical

Elements and Technologies of the Villa

- **Windows:** Aluminum windows with triple insulating glass, glass with safety film, frame color RAL dark black-gray, opening parts designed as HS portal.
- **External shading:** Electrically controlled external blinds with concealed installation according to project documentation.
- **Internal shading:** Hidden rail system for hanging curtains (single-rail or double-rail according to project documentation) with preparation for electrification.
- **Gas distribution:** Can be added as a client change.
- **ZTI:** Preparation for connecting an automatic washing machine and dryer in the kitchen area, complete water and waste distribution.
- **Bioclimatic pergola:** Electrically controlled bioclimatic pergola as standard.
- **Intelligent control:** Standard includes control of MaR technologies, lights, shading, security, and camera system.
- **Central vacuum:** Standard includes distribution and preparation for the unit, adding the unit is possible as a client change.
- **Rainwater utilization:** Retention tank for rainwater with potable water topping, rainwater outlet in the garden living area with the possibility of connecting a garden hose.
- Preparation for irrigation
- **Photovoltaic panels:** Preparation as standard.

Central Heating

- **Heat source:** Air-water heat pump.
- **Heating:** Hot water, underfloor heating in living rooms and garage, and heating ladders in bathrooms.
- **Hot utility water:** Central preparation - storage heater.

Ventilation and Cooling

- **Ventilation:** Ventilation with heat and cold recovery, ventilation air distribution in ceilings, acoustic door grille or ceiling recuperation unit at bedroom and living room doors, according to project documentation.
- **Cooling:** Source is an air-water heat pump, cooling with cooling ceilings.
- **Hood:** Exhaust hood.

Electrical Installation

- **Strong current installation:** Cable installation allows intelligent control of elements and systems.
- **Intelligent control:** Standard includes control of MaR technologies, lights, shading, security, and camera system.
- **Switches, sockets:** As per project scope.
- **Weak current sockets:** STA socket in each room, weak current distribution board equipped with passive elements (possibility to install a Wi-Fi router), data socket in rooms.
- **Home phone:** Outdoor communicator with camera at the gate, video phone in the main living floor of the house, cable preparation for home phone in another bedroom floor.
- **Central lighting in the house interior:** Part of the standard delivery according to project documentation.
- **Garden and terrace lighting:** Part of the standard, lights with energy-saving LED sources, according to project documentation.
- **Measurement:** Separate measurement of all media.
- **TV system:** Ensured reception of terrestrial digital signal with the possibility of satellite reception.
- **Data:** Data distribution terminated in the home distribution board.
- **EZS:** Standard, according to project documentation.



Building Structures

- **Structural system:** Monolithic wall system with reinforced concrete monolithic elements, according to project documentation.
- **Perimeter and load-bearing walls:** Built from blocks or monolithic reinforced concrete walls, according to project documentation.
- **Stairs:** Reinforced concrete with wooden or ceramic cladding, according to project documentation.
- **Partitions:** Built from blocks.
- **Floors:** Anhydrite self-leveling or concrete floating floor on thermal and impact insulation, as a base for the top layer.
- **Plaster:** Gypsum plaster according to the type of substrate. Lime-cement plaster will be applied in rooms with wet operation.
- **Paints:** Abrasion-resistant paint in white tone.
- **Ceilings:** Smooth plasterboard structures - bathrooms, toilets, corridors, storage rooms, kitchens to the necessary extent determined by the project.

Doors and Floors

Doors

- **Entrance doors to the villa:** Security class 3 with standard fire resistance, security lock, handle-handle hardware.
- **Garage doors:** Sectional, automatic remote control in RAL color, dark black-gray.
- **Interior doors**
 - **Swing doors:** Full smooth veneered or lacquered doors with hidden frame, M&T - Lusy hardware
 - **Sliding doors:** White, full, smooth design into a frameless pocket.
 - **Glazed doors:** To the living room and wellness doors with glass filling into a frameless pocket according to project documentation.

Floors

- **Main areas of the villa, entrance and living areas, except for the following:** Ceramic tiles.
- **Bedrooms, closets, study, and living room on the 1st floor and 1st basement:** Three-layer wooden floor.
- **Kitchen, laundry, technical rooms, pantry, and shower:** Ceramic tiles.
- **Garage and garden storage, technology:** Epoxy coating.
- **Terraces:** Ceramic tiles according to project documentation.
- **Wellness and sauna:** Non-slip ceramic tiles.

Bathrooms – Fixtures and Tiles

Fixtures

- Hanging toilet and preparation for bidet seat.
- Ceramic washbasin in the toilet.
- Medium ceramic washbasin.
- Enameled bathtub, bathtub siphon with overflow filling.
- Shower without tray with recessed floor drain.
- Glass shower screen.
- Standing lever mixer for washbasin.
- Concealed mixer for washbasin.
- Shower and bathtub mixer.
- Hand and overhead shower in the shower, hand shower at the bathtub.
- Sink with potable water outlet in the garage, with water supply and drain for washing machine.
- Outdoor potable water outlets at the terrace in the garden living area and at the garden house.

Tiles

- Large-format rectified ceramic tiles according to project documentation in bathrooms and toilets.
- Ceramic wall tiles in the wellness area.



Kitchen

- In the form of a client credit with Sedlák Interiér company.

Wellness

- **Indoor pool:** Stainless steel pool including technology as part of the house standard according to project documentation - only type villa A.
- **Outdoor pool:** Outdoor foil pool including technology with hidden lamella cover.
- **Saunas:** Indoor sauna as part of the house standard - modifications possible based on client changes.
- **Whirlpool:** Preparation based on client change according to project documentation.
- **Ventilation:** Separate recuperation unit.

Outdoor Private Spaces

- **Railings:** Steel strip with stainless steel mesh filling.
- **Garden modifications:** Lawn and garden planting according to architectural design, planting of green hedges and project-defined trees.
- **Outdoor pond:** Can be implemented as a client change.
- **Retaining walls:** Reinforced concrete retaining walls made of exposed concrete complemented by greenery.
- **Fencing:** Plot fencing is made of welded wire panels Nylofor complemented by climbing greenery and vegetation strips according to garden project documentation.
- **Access paths to the house:** Stone paving.
- **Outdoor parking spaces:** Stone paving.
- **Elements integrated into street fencing:** Steel gate with electromagnetic lock connected to the home phone, video communicator with camera, connection and measuring cabinets, mailbox, house marking, trash bin box, and delivery box with cooling function.

NOTICE: The investor reserves the right to replace the above-mentioned materials and fixtures (types, series, etc.) with others that will have similar or better technical parameters. This applies, for example, to cases where the mentioned materials or fixtures will be discontinued or unavailable for other reasons at the time of construction.

