

Apartment standard

Modern, light-filled apartments with a well-thought-out layout respond to the latest trends in housing. Pekárenský dvůr offers its residents maximum comfort. We carefully select first-class materials, and we are happy to meet your individual requirements for modifications before the building is completed.



1 Apartment unit

Floors in residential rooms	fully glued multi-layer wooden floor, bleached oak, tree pattern
Intermediate walls	ceramic AKU blocks, or ferroconcrete walls
Interior partitions	plasterboard partitions
Wall and ceiling surfaces	gypsum plaster/plasterboard ceilings, white painting
Apartment entrance door	safety class III, fire-resistant, solid, smooth with peephole, colour according to NCS, handle/ball, small handle, height 2.1 m
Apartment interior doors	non-rebated panelled doors, smooth solid, handle/handle, toilet handle, solid
Windows	aluminium hole fillers from profiles of industrial character, painting finish, bronze tone, preparation for exterior window blinds
Windowsills	external sills - painted sheet thickness 0.7 mm, bronze shade according to the window colour, internal sills - made of lightweight chipboard with CPL foil, white
Media measurement	remote reading with data collecting and access to updated state

Electrical installations

Heavy current distribution	standard wiring. Can be exchanged for smart wiring in the case of a client request. Sockets and outlets for lights in the range as required by ČSN.
Electric sockets and lighting controls	SCHNEIDER Electric/ABB, white/white
Lighting	free outlets with socket and bulb for mounting lighting bodies in sufficient number according to light engineering calculation
Weak current distribution	a fibre optic cable is brought to the apartments to install a switch for a possible WIFI-router. A TV socket and preparation for structured cabling are installed in the living room. The hallway contains a home telephone. If required, a metallic cable can be brought into the apartment.

Bathrooms and toilets

Tiling	ceramic tiles of 60x60 cm format, in combination with white ceramic strips, according to the architect's choice
Floor tiles	ceramic tiles in the format 60x60 cm, according to the architect's choice
Ceilings and their finish	plasterboard ceiling and painting
Lighting	free outlets terminated with socket and bulb
Basins and small basins	Villeroy & Boch standard
Mixers	Hasnagrohe Vernis Blend, basin – arched mixer, small basin – stand mixer, chrome-plated

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Bathtubs	acrylic bathtubs, 170x70 cm
Mixers and accessories	wall-mounted, Hansgrohe, Vernis Blend, chrome-plated with hand shower
Shower cubicles	low tub 120x80 cm made of cast marble, glass walk-in screen, standard Hüppe brand, silver semi-gloss screen fittings
Mixers and accessories	concealed shower mixer, hand shower, head shower, Hansgrohe brand, Vernis Blend type
Wall-hang toilet	Villeroy & Boch standard
Toilet seat	seat with lid, soft close
Toilet cistern	concealed toilet cistern with dual push button for economical operation and engraved logo
Ventilation	by plate valve (ceiling)
Heating bodies	heating ladder, white

Terraces and balconies

Terrace and balcony floor	ceramic tiles (on targets/glued), 60x60 cm format
Balcony doors	aluminium hole fillers from profiles of industrial character, painting finish, bronze tone
Railing	steel railing, handle and vertical filling formed by bandings and jäckles, painting finish, bronze tone
Lighting	unified outdoor lightings

Kitchen corner

electrical outlets for electric cooker, dishwasher, fridge and cooker hood. Drainage ducts led out and terminated on the face of the brickwork for client connection. Preparation of hole for extractor hood connection.

Cellar cubicles

concrete floor with final coating, sheet metal opaque wall system, for example Gerhard - Brown

2 Common spaces

Entrance door to the building	glazed aluminium, with security fittings and insulating security double glazing, painting finish, bronze tone
Floors of common corridors and staircases	ceramic tiles, 60x60 cm
Wall surfaces of common corridors and staircases	gypsum plaster, coloured paint
Staircase railings	steel railing, handle and vertical filling formed by bandings and jäckles, painting finish, bronze tone
Interior doors of common spaces	doors with CPL foil finish with graphics of the floors marking, fire-resistant, smooth solid
Lighting	combination of mounted luminaires (white) and LED strips

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Home phone, doorbells	electronic doorman with a home phone, or apartments can be equipped with a videophone, for example 2N brand
Security systems	security entrance doors, electronic entrance control, indoor and outdoor cameras at the entrance
Room for municipal waste	in the inner courtyard, incl. containers for sorted waste
Pram storage room	in the basement, in the secured room for bicycles and prams
Other common rooms	lobby, lounge for residents, fitness, wellness, relaxing zone, cooling room for groceries, other rooms to rent
Parking	2 underground garage floors
Access pavement and access roads	concrete paving
Outdoor landscaping	combination of intensive and extensive greenery, paved driveable and walkable areas, solitary greenery, workout playground, grill points
Private car wash	in the basement, entry only for residents, eventually one time use
Cellar cubicles	steel wired system of cellar cubicles

3 Construction part

Number of floors	7 – 9 floors above ground, 2 underground floors
Foundations	drilled piles in combination with milanese walls
Construction system	combination of ferroconcrete pillar-wall system with brick-wall system
Vertical structures	combination of ferroconcrete and brick walls
Horizontal structures	ferroconcrete monolithic slab
Roof	waterproofing foils. Ceramic tiles on targets or glued, in combination with extensive or intensive green roofs
Facade	brick lining strips, metallic plastering and folded aluminium strips, on facades towards neighbours silicone plaster
Staircase	ferroconcrete with prefabricated arms and monolithic intermediate platforms with ceramic tile surface treatment
Floors	floors in living rooms - wooden floors, fully glued, in bathrooms and toilets - ceramic tiles, floors of common corridors and staircases - ceramic tiles, cellars and garages - concrete floor with final coating, fitness and lobby – molded squeegee
Waterproofing	white tank
Heat insulation	mineral wool on walls, roofing polystyrene on roofs
Ironmongery elements	steel construction, painting finish
Plumbing elements	painted sheet
Water supply	municipal water supply
Sewage	unified
Heating and hot service water preparation	hot water pipeline, secondary transmission stations in the basement

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4 Client changes

Normal standard design

As part of the standard design, each client can choose from a specified range of tiles, floor coverings and interior doors from our partners by a specified date. If the client does not make a material selection and sign the specification by the deadline, the selection will be made by DOMOPLAN.

Additional charge premium design

As part of the additional design, the client can choose from a wide range of premium domestic and foreign-made surfaces, floor tiles, sanitary fittings, floor coverings and interior doors from our partners. For the selected extra design, the client will be charged an additional fee corresponding to the difference between the price of the material, the cost of assembly including shipping and the cost of the lump sum to discuss the client's change. In the case of more complex tiling and flooring installations or changes to the installation of sanitary equipment, in some cases an additional charge may be made for the increased labour intensity involved in the installation and other work required.

DOMOPLAN also offers the realization of individual modifications at the client's request. This can be small individual changes, such as partial changes to partitions, changes in the electricity distribution, the location of switches, sockets, central heating units, the connection of two housing units into one large spacious or even two-storey apartment. However, these changes must first be technically assessed, then designed and subsequently the price calculation is made.

Each type of client change can only be implemented up to a certain stage of construction, so they are limited by predefined deadlines. For this reason, clients are advised to arrange changes as early as possible. The deadlines for reporting client changes vary for each project and are always definitively determined during construction. However, in general:

1. client changes within the scope of changes to the wiring in monolithic reinforced concrete structures must be reported no later than 45 days before the start of concreting the ceiling above the first floor;
2. client changes within the scope of layout changes must be reported no later than 45 days prior to commencement of brickwork construction;
3. client changes within the scope of surface changes must be reported no later than 60 days prior to commencement of tiling.

After submitting your idea of the form of the client change and payment of the fee for discussing the client change, a price calculation will be prepared. The price for the implementation of a client change is always determined individually depending on the recommended retail prices of goods from our contractual partners and the prices of other related items. Once you have received the price quotation, you will be able to decide whether you wish to implement the client change. The change is negotiated by way of an amendment to the Future Unit Ownership Transfer Agreement.

The client change is made only after the payment of the full price of the change according to the amendment.

DOMOPLAN reserves the right to refuse any change.

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