

**01. Structural System**

The building is designed as a reinforced concrete wall system with reinforced concrete floor slabs. Horizontal load-bearing structures consist of monolithic reinforced concrete beams and slabs; vertical load-bearing elements are made of reinforced concrete columns and walls. The perimeter walls are also constructed of reinforced concrete.

**02. Façade**

The main grid and infill panels of the façade are designed as cladding made of Alubond cassettes.

**03. Partition Walls**

Walls between apartments are made of reinforced concrete; interior partition walls may be built from masonry or non-load-bearing ceramic blocks.

**04. Ceiling Height**

Standard ceiling heights are provided in living rooms. Ceiling heights are reduced in utility areas such as bathrooms, toilets, and entrance halls.

**05. Surface Finishes of Walls, Ceilings, and Floors**

Bathrooms and toilets are coated with rough plaster, without final surface finishes; walls are left unpainted, and plasterboard ceilings are painted with two coats of white interior paint. Other rooms in the apartment have plastered walls finished with two coats of white interior paint.

**06. Windows**

The windows in the residential part of the building are designed as aluminum, with a triple-chamber frame system and a thermal break. Glazing consists of triple-pane insulating glass. The window frames are finished in grey powder-coated paint.

**07. Heating and Domestic Hot Water (DHW)**

The central heat source for the residential building is a heat transfer station. This station ensures temperature regulation of the heating water via weather-compensated control and provides DHW heating. The heating and cooling system for the apartments is designed as a ceiling-mounted radiant system. Each apartment has individual metering. Primary temperature regulation is provided by a room thermostat located in each living room.

**08. Ventilation**

Each apartment is ventilated using a balanced ventilation system. Ventilation is provided by a ceiling-mounted heat recovery unit with a counterflow heat exchanger, located above the suspended ceiling in the apartment's entrance hall. The ductwork in the apartment is made of noise-reducing flexible ducts. Air is extracted from bathrooms and toilets and supplied to living areas via white grilles above the doors. Each apartment has an independent control and regulation system.

**09. Cooling**

The building has a central cooling system. The heating and cooling of the apartments is provided via a ceiling-mounted radiant system.

**10. Water Supply and Sewerage**

Cold water is supplied to each apartment via a connection pipe from the main riser, equipped with a sub-meter and shut-off valves. Hot domestic water is supplied via a connection pipe with individual metering. All cold and hot water and sewerage pipelines are terminated at connection points, as indicated in the approved design documentation, and capped.

**11. Power Installation (High Voltage)**

Each apartment is equipped with a high-voltage distribution board. Power wiring is installed in accordance with applicable Slovak technical standards (STN); terminal devices are not installed, and cables are terminated with WAGO connectors. Roof terrace apartments are equipped with an exterior power socket. Electricity consumption is individually metered via an electric meter located outside the apartment. Lighting fixtures are not included in the delivery.

**12. Low Voltage Electrical Installation**

In one-bedroom and two-bedroom apartments, the optical internet line terminates directly in the living room at the intended TV location. In three-, four-, and five-bedroom apartments, each unit is equipped with a low-voltage distribution board. Low-voltage wiring is installed according to applicable STN standards, with no terminal devices; cables are terminated with connectors. Communication between the apartment and the building entrance is managed by the reception. All visitors are checked and granted access by the reception desk.



### **13. Doors – Entrance and Interior**

Entrance doors are fire-rated, installed in steel frames, with a height of 2,100 mm, panoramic peephole, and include hardware.

Interior doors are not included in the standard of the shell and core apartment.

### **14. Floors and Wall Tiling**

Final floor coverings are not included in the shell and core standard. A rough screed floor is installed, adjusted to account for a total finished floor thickness of 15 mm.

The screed is prepared to allow the apartment owner to install the final surface flooring within the planned 15 mm thickness.

### **15. Balconies and Terraces**

Terraces on recessed floors, balconies, and terraces with private gardens are finished with ceramic tiles on adjustable pedestals, in a design selected by the project architect. Railings are glass, partially covered with a translucent pattern.

### **16. Sanitary Fixtures**

Sanitary fixtures and bathroom equipment are not included in the shell and core standard.

### **17. Storage Rooms (Cellars)**

Visible walls are either reinforced concrete or masonry; partition walls between individual storage rooms are made of reinforced concrete, masonry, or modular partition systems. Doors are laminate in steel frames. Ventilation is provided via an overpressure system.

### **18. Garage and Parking Spaces**

Parking spaces are located in a covered and enclosed open-plan garage. The floors are finished with epoxy coating and have anti-slip treatment. Ventilation is mechanical and provided by a ventilation system.

### **19. Security System**

All access points to common areas, including garages, are monitored by a CCTV system centralized at the reception desks. Reception operates 24/7. A keycard system allows residents access only to their designated floor.



METROPOLIS

## METROPOLIS STANDARD OF THE RESIDENTIAL BUILDING AND APARTMENT IN SHELL AND CORE CONDITION

### **20. Common Areas on Residential Floors**

Common areas consist of elevator lobbies with glazed walls offering views of the building's surroundings. Walls are clad with premium large-format ceramic tiles. Floors are finished with gres tiles. Corridors between apartments feature soft-toned wall paint and ceramic tile flooring. Ventilation is mechanical and provided by a ventilation system.

### **21. Elevators**

Each elevator lobby is equipped with two elevators, all serving every floor including the garage levels.