

**1. Annex to the Contract No. \_\_\_\_**

General technical description of apartment construction	
<b>Walls</b>	<p>Exterior walls: 300 mm POROTHERM 30 N+F bricks.</p> <p>The walls between the apartment and towards the shared rooms are made of 300 mm Silka soundproof silicate bricks.</p> <p>The walls between the apartment and towards the shared rooms are made of 300 mm Silka soundproof silicate bricks. Internal partition walls: 100 mm POROTHERM 10 N+F bricks.</p>
<b>Floor slabs</b>	A monolithic reinforced concrete slab with a floating screed over a layer of sound and thermal insulation material, providing sound insulation.
<b>Headroom</b>	The ceiling height of the apartments between the top floor covering and the ceiling is <b>2.63 m</b> , while the headroom of the apartments on the top floor is <b>2,92 m</b> .
<b>Balconies</b>	<p><b>1st floor terraces</b> (in the apartments marked on the designs):</p> <p>Fencing: hedge and decorative partition (for the apartments, see the designs).</p> <p>Covering - frost-resistant, non-slip tiles with color-matched grout, front garden - living lawn.</p> <p><b>Typical floor balconies:</b></p> <p>Railing: retaining wall on the short side (for the apartments, see the designs), the front surface made of safety glass, with decorative partition walls between adjoining balconies.</p> <p>Flooring: frost-resistant, non-slip tiles.</p> <p><b>Roof terraces</b> (in some apartments marked on the designs):</p> <p>Railing: without railing.</p> <p>Sectional separation with different types of covering (bedding, crushed decorative stone)</p> <p>Flooring: frost-resistant, non-slip tiles.</p>
<b>Windows</b>	<p>Windows: energy-efficient insulated plastic windows with external lamination, white profiled towards the apartment, heat transmission coefficient: <math>U_g \leq 1.0 \text{ W/nmK}</math>.</p> <p>Electrically controlled roller shutter.</p>
<b>Entrance doors</b>	<p><b>Entrance doors to apartments:</b></p> <p>fire-resistant, soundproof doors with reinforced security locks, handles and optical viewer (EI30).</p> <p>The doors are MABISZ certified.</p>
<b>Room doors</b>	Laminated interior doors.
<b>Internal design</b>	<p>There are 4 different styles to choose from for the interior design of the apartments. Each style comes with its own color range and materials (according to the designs). Different construction materials are used for each style depending on the cost type.</p> <p>Surfacing (as per the designs):</p> <p><b>Living rooms:</b></p> <p>Flooring: wear-resistant laminate flooring with floating anti-knock underlay. PVC skirting board according to the style chosen.</p> <p>Walls: painted with two coats of white dispersion paint</p> <p>Ceiling: painted with two coats of white dispersion paint</p> <p><b>Entrance hall:</b></p> <p>Flooring: tiles with 6 cm tile border, with matching grout</p> <p>Walls: painted with two coats of white dispersion paint</p> <p>Ceiling: painted with two coats of white dispersion paint</p> <p><b>Kitchen:</b></p> <p>Flooring: tiles with 6 cm tile border, with color-matched grout</p> <p>Walls: painted with two coats of white dispersion paint</p> <p>Ceilings: painted with two coats of white dispersion paint; covered with plasterboard in the case of ventilation ducts running under the ceiling (see the designs) (according to the construction designs)</p> <p><b>Wet rooms:</b></p> <p>Flooring: tiles with color-matched grouting</p> <p>Walls: tiling in sections (up to the ceiling above bath and shower, up to 1.2 m in other areas), with color-matched grouting and edges closed with aluminum profile, painted with two coats of dispersion paint matching the tiles on other surfaces.</p> <p>Ventilation ducts running under the ceiling are covered with plasterboard (see the designs) (according to the construction designs)</p> <p>Walls: plasterboard walls painted with two coats of white dispersion paint.</p> <p>Ceiling: painted with two coats of white dispersion paint</p>

<b>Equipment</b>	<p><b>Kitchen:</b> connections for household appliances provided. Without kitchen furniture.</p> <p><b>Wet rooms:</b> include all sanitary ware, GROHE (or equivalent):</p> <ul style="list-style-type: none"> <li>- wall-mounted toilet bowl with recessed button;</li> <li>- shower: tile surround (without tray) - form as per the designs, shower drain, glass screen, shower mixer tap with rain shower,</li> <li>- 180x70/170x70/170x80 size bathtub - sized according to the designs, shower mixer tap with rain shower,</li> <li>- washbasin, washbasin cabinet, mixer tap,</li> <li>- washing machine connection</li> </ul> <p><b>Entrance hall:</b> without furniture</p> <p><b>Living rooms:</b> without furniture</p>
<b>Electrical installation</b>	<p>Multi-level lighting is possible: wall lights, spotlights, ceiling light fittings. Location: as designed</p> <p><b>Living rooms:</b> 1-3 conduit ducts in the ceiling and 1-2 conduit ducts in the walls (wall brackets in the bedroom) with connection possibility (depending on the design), the necessary number of outlets (according to the layout), switches.</p> <p><b>Anteroom:</b> 1-3 conduit ducts in the ceiling and 0-1 conduit duct in the walls (for wall brackets) with connection possibility (depending on the designs), the necessary number of outlets (according to the layout), changeover switches.</p> <p><b>Kitchen:</b> 1-3 conduit ducts in the ceiling with connection for light fitting, connection for worktop lighting, above the worktop level for small kitchen appliances, and 1 socket each for the exhaust hood, fridge, dishwasher, oven and hob (depending on the design), switches.</p> <p><b>Wet rooms:</b> 1-4 spotlights in the ceiling, connection mirror lighting, 1 socket each for the washing machine and towel dryer (positioned as designed), switches.</p>
<b>Mechanical engineering</b>	<p><b>Heating and cooling:</b> In the common areas, there is a booth with manifolds on the risers of the heating/cooling system. There is a heat meter at the apartment junctions to measure the amount of heat used. From the meters to the risers, piping is laid along the ceiling of the common areas and there is a distribution unit at the entrance to the apartment. Inside the apartments, the piping is installed in the concrete slab. Ceiling heating/cooling is provided in the following rooms: living rooms, kitchens, corridors. The smart home system controls the temperature with temperature and humidity sensors, and can be manually adjusted via a display. If there is a risk of condensation, the system automatically switches off cooling. To ensure the efficiency of the cooling system, it is recommended to close the windows and lower the shutters. A towel dryer will be installed in the bathroom.</p> <p><b>Ventilation:</b> in the bathrooms, kitchens or anterooms, a vertical air duct (in a shaft) and a horizontal air duct (under the ceiling) are installed. The bathroom and toilet are equipped with a fan. The kitchen will be equipped with a connection for the exhaust hood.</p> <p><b>Domestic cold and hot water:</b> Hot and cold water are measured by individual meters, which are located in a cubicle in the common area. Inside the apartment, all the necessary piping for all uses (bath, shower, sink, toilet, washing machine and dishwasher) will be provided.</p> <p><b>Sewage:</b> The sewage pipe from the bathroom, kitchen or anteroom, with soundproofing, is located inside the ventilation shafts. Inside the apartment, all the necessary piping for all uses (bath, shower, sink, toilet, washing machine and dishwasher) will be provided.</p> <p><b>Power supply:</b> There are floor distributors with meters in the common areas. The interior distributor and the low voltage distributor are positioned in the entrance hall, next to the entrance door. Power supply of 1x32 A, single-phase is provided for studios and one- and two-room apartments, 3x16 A, three-phase is provided for three-room apartments and 3x20 A, three-phase is provided for four-room apartments with a total floor area above 95.0 sqm. Inside the apartments, the network for all connections is installed: sockets, switches, light fittings and equipment (location according to plans). The location of ceiling light fittings is predetermined (see the designs). To these locations, a protective duct is installed inside the monolithic elements. Due to the ceiling heating system, changing the position of the ceiling light fittings or installing new elements is prohibited (or can only be done by a specialist service during the heating period with appropriate installation). Legrand (or equivalent) fittings</p> <p><b>Intercom:</b> In the entrance hall, next to the front door, there is equipment for video and audio communication and remote door opening.</p> <p><b>Internet:</b> Data cable drawn into the Internet sockets (see locations on the design).</p> <p><b>Smart home system:</b> The system provides the following functions: heating/cooling, electric window shutter control. Control is via a convenient app that can be installed on any computer, tablet or phone.</p>
<b>Options and modifications and their deadlines:</b>	<p>The technical content is defined on the basis of the architectural designs and the present technical specifications and can be modified or optionally supplemented within the following limits and within the time limit set out below, at the Seller's suggestion. The selection and modification of the construction plan, to the extent technically feasible and in accordance with applicable regulations, which necessitates the adjustment of the project documentation, is carried out for an additional fee, determined by the number of plans that need to be changed.</p> <p><b>Possible modifications:</b></p> <ul style="list-style-type: none"> <li>- choosing laminate flooring from the range offered by the Seller</li> <li>- choosing parquet flooring or vinyl flooring from the range offered by the Seller instead of laminate flooring</li> <li>- choosing sanitary ware from the range offered by the Seller</li> <li>- choosing electrical switches and sockets from the range offered by the Seller</li> <li>- choosing wall paint color from the range offered by the Seller</li> <li>- choosing doors from the range offered by the Seller</li> </ul>



	<p><b>Deadline for the approval of modifications:</b></p> <p>1st and 2nd floors March 15, 2024  3rd and 4th floors April 15, 2024  5th and 6th floors May 15, 2024  7th and 8th floors June 15, 2024</p> <p><b>Choosing is subject to an additional fee (according to the offer, as far as technically possible subject to the relevant regulations).</b></p> <p>The Buyer may order a non-standard finish from the Seller for an additional charge. Depending on the cost of the modifications, the price of the real property and the amount of the advance will change, i.e., the parties agree that the cost of the modifications will be part of the advance. The Seller will only make the modifications if the relevant amendments to the sale and purchase contract for the real property have been made and the cost of the amendments has been transferred to the Seller's bank account specified in the contract by the deadline specified in the advance payment notice. The Seller reserves the right to reject the modification request in case of late payment, in which case the amount will be refunded to the Buyer. The choice can only be made from the options offered by the Seller or its partners and the Seller expressly excludes the installation of products provided by the Buyer. The Buyer accepts that the Buyer may not request a completion rate below 100% if the Buyer wishes to take advantage of the Family Homeownership Subsidy Program (CSOK).</p> <p><b>Modifications that may not be requested even for an additional charge</b></p> <p>The Seller informs the Buyer that certain modifications are not possible due to the technical characteristics of the building and the construction process, even for an additional charge.</p> <p>The following modifications cannot be requested:</p> <ul style="list-style-type: none"> <li>- Changes to the façade or common areas (balcony railings, balcony covering, exterior wall color, section and color of exterior windows and doors, demolition of partitions on balconies, drainage systems, etc.);</li> <li>- modification of the positioning of supporting elements (monolithic walls and pillars);</li> <li>- change the location of engineering shafts;</li> <li>- changes to the floor plan (changes to the location of interior walls);</li> <li>- changes to the rooms that require a change to the building permit;</li> <li>- location and type of entrance doors (type, size, color, material, etc.);</li> <li>- non-standard design: (painting of walls and ceilings, textile covering);</li> <li>- heating system (gas pipe, radiator, convector, central thermostat, etc.)</li> <li>- water and electrical connections for a jacuzzi on the terrace (for reasons of statics, a jacuzzi cannot be placed on the terrace unless specifically indicated on the design)</li> </ul>
<b>Dimensional changes</b>	<p><b>Area and size of rooms</b></p> <p>The method for determining the net and gross size of the rooms is described in clause 2.4 of the Contract. The plastering and tiling of the walls will lead to a reduction in the final measurements.</p> <p><b>Headroom</b></p> <p>The total internal ceiling height is 263 cm on all floors except the 8th floor, where the headroom is 292 cm. The permitted tolerance is ±2 cm.</p> <p>The ceiling height at the installation points of the plasterboard suspended ceilings and where mechanical ducts, such as ventilation ducts, pass through must be at least 220 cm (see the design for their location).</p>

The Buyer has received this technical specification from the Seller and understands its contents in relation to the real property described in this document and accepts its terms and conditions as set out in the sale and purchase contract between the Parties.

To approve this technical specification, the parties signed this agreement at the same time as the (preliminary) sale and purchase contract, as it is fully in line with their contract.

Note:

1. Please study the description together with the designs.
2. The description provided covers the basic layout of the rooms. For individual design options, see separately.