

Volta Centre

Description of building finish of apartments

GENERAL

Bicycles

2 covered bicycle storage spaces per apartment in the 1st basement level bicycle parking.

Pram room

1 easily accessible pram room per stairwell/lift (on the 2nd basement level).

Apartment layout

As per floor plans.

Container room

Waste disposal takes place via the container room on the 2nd basement level.

Building quality

The building was planned and erected in accordance with the current standards, regulations and licensing requirements. The building is generally wheelchair-accessible.

Loggia

One loggia is provided per apartment, in part with sound-insulating glazing.

Building description according to construction cost plan

Building

Facade

The building shell is constructed from Liapor thermo-concrete and has a hydrophobic coating (water-repellent). The facade has a monolithic appearance and satisfies the stringent energy regulations/heat insulation guide numbers without additional insulation.

Windows

Wooden tilt and turn windows with insulation glazing, overall U-value 1.3 W/m²K. Additional sound-insulating glazing in front of the windows considerably improves the living quality.

External doors

The garage is closed by means of an automatic door outside shop opening hours. In addition, the 2nd basement level parking is fitted with an entry control point.

Sun protection

Fabric blinds, operated by an internal hand crank.

Roof and lightning arrester

The flat roof areas are extensively grassed. Areas of paving are provided for use as a terrace to the top floor apartments. A lightning arrester is fitted in accordance with building insurance requirements.

Lifts

Each stairwell has a passenger lift with telescopic sliding doors. The commercial premises have a separate lift system.

BUILDING SERVICES

ELECTRICAL INSTALLATIONS, ELECTRICAL EQUIPMENT

Mains voltage installation

Sockets and light switches in all rooms in accordance with the customary standard.

Lounge, dining room and master bedroom with 3 triple sockets.

Room with 2 triple sockets.

Storage space with ceiling lighting point and socket next to the light switch.

Kitchen: at least 2 triple sockets fitted over the work surfaces.

Bath, WC; shower: sockets may be installed in the mirror-glass cabinet.

Each room has at least one ceiling lighting point.

The ceiling lighting point and the switched sockets form two circuits and require a double switch.

Glazed balcony with ceiling lighting point and socket. The light is switched from inside.

Doorbell:

Doorbell installation combined with intercom near the letterbox.

Electric door opener.

Telephone:

ISDN-compatible telephone system with main distributor in the stairwell. Sockets in each living room and master bedroom, ductwork in all other rooms.

TV:

Cable connection or aerial installation with connection to communal aerial. Sockets in living room and master bedroom, ductwork in all other rooms as well as hobby rooms.

HEATING

Heating

Energy source:

Connection to the district heating system.

Heating control room:

Central domestic water treatment system with legionella control system (higher water temperature once per week).

Heat distribution

Underfloor heating with electronic room control and adjustable room thermostats.

Heat usage metering and domestic water metering with central meter reading in the heating control room. Separate meter readings for each apartment.

VENTILATION

Bath / Shower / WC

All wet rooms are ventilated. Fan controlled by light with preset run-down time.

Kitchen

Extractor hood with separate exhaust air.

Garage

The garage ventilation is installed in accordance with the prevailing official regulations.

Cellar rooms

Windowless cellar rooms are ventilated by means of an exhaust air system.

SANITARY FACILITIES

Hot water:

Central hot water supply, with time-controlled pumped circulation system up to the room distribution. Water temperature +60°C with legionella control system (higher water temperature once per week).

Domestic water consumption measurement for each apartment with central metering outside the apartments.

Sanitary ware:

Sanitary ware: white.

Bath / WC: as per plan layout

Fitted steel bath (170 x 75 cm) with cladding.

Washbasin with mixer tap, wall spout.

Wall-mounted WC with built-in cistern.

Single-lever ceramic bath mixer tap with shower fittings.

Chrome-plated slide bar and shower curtain rail without shower curtain.

Chrome-plated bath towel rail 80 cm. Bath grab rail with soap dish.

Small fittings.

2 V+B towel holders, towel ring, chrome-plated.

1 soap dispenser, mirror-glass cabinet in aluminium.

Shower / WC: as per plan layout

Steel shower tray.

Washbasin, wall spout, with swivelling spout.

Wall-mounted WC, ceramic, with cistern mounted above.

Mirror-glass cabinet in aluminium.

Single-lever ceramic mixer tap with shower head.

Chrome-plated shower slider, 120 cm. Shower sponge basket.

Chrome-plated shower curtain rail without shower curtain.

Small fittings.

Separate WC: as per plan layout

Washbasin, wall spout, with swivelling spout.

Wall-mounted Laufen WC with cistern mounted above.

Mirror with separate fluorescent wall-light.

Small fittings.

Laundry tower in the apartments:

Each apartment has a laundry tower, consisting of a washing machine and tumble dryer.

Kitchen fittings

Kitchen to Euro-Norm standard (standard elements 60 cm, plinth max. 10 cm)

Kitchen unit fronts in particle board with synthetic resin coating, work surface in granite, draining surface not milled in.

All drawers fitted with 4 sound dampers.

Shelves coated with synthetic resin, all edges covered.

Chromium-steel sink, fitted at the bottom.

Trim to the ceiling in front of the exhaust air pipe only.

Lighting under wall cabinet.

Single-lever mixer tap with pivoting spout and pull-out hose. Overflow with standpipe.

All apartments:

Ceramic hotplate with extractor hood.

Oven.

Fully integrated dishwasher.

Refrigerator with deep-freeze compartment.

INTERIOR FINISH OF APARTMENTS

CARPENTRY

External apartment doors:

Solid door leaf T30 painted, with spyhole and burglary protection.

Curtain rails:

Two-rail system.

Wall cupboards:

Fitted cupboards, coated or painted.

PLASTERING

All interior work in lightweight plasterboard stud walls, shell design and insulation in accordance with the requisite sound and heat insulation regulations. Surfaces smoothed and brickwork plastered.

Living and sleeping area:

Walls in fine-grain skim, white, ceilings white plaster, painted white.

Bath, WC, shower:

Walls with ceramic tiles, ceilings white plaster, painted white.

FLOOR COVERINGS

Subfloor construction:

Floating anhydrite plastic floor screed with underfloor heating in all apartments.

Rooms/living areas:

Glued parquet, oak, laid in standard "English" design, ground and sealed. Skirting to match the parquet flooring.

Bath, shower, WC:

Stoneware tiles.

Garage:

Poured asphalt in the parking area. Other rooms in concrete.

Cellar:

Concrete floors with cement coating.

Stairwell / corridors:

Floors and stairs in reconstituted stone.

WALL COVERINGS:

Bath, shower, WC:

Ceramic covering from floor to ceiling.

Living area and rooms:

Walls in fine-grain skim, white.

PAINTING (INNER SURFACE TREATMENTS)

Laundry room/drying room, plant rooms, caretaker's room, bicycle room, corridor:
Walls and ceilings painted.

Apartment cellar:
Walls and ceilings unfinished.

Stairwells:
Walls, ceilings, undersides of steps painted or varnished.

Apartments:
Ceilings painted, walls rendered.

Locking system

Cylinder:
Locking system with a patent key. One key for the apartment, cellar, letterbox and general basement rooms.

Keys:
3 per apartment.

Surrounding area

Gardening
In accordance with the surrounding area, courtyard and roof greening concept.