

CAREPower supply

Power is supplied from the public grid. The count is per house or apartment unit. The building is fed into the basement.

Water supply and disposal

The water supply comes from the municipal network. The waste water is discharged via the prescribed sewage system of the municipality of Vienna with connection to the public sewer system.

The rainwater is drained away on the property itself.

Heating and hot water supply

Heating and hot water are supplied by a split air/water heat pump.

Product: according to energy performance certificate requirements.

The air/water heat pump is placed on the flat roof.

The Basement, Ground floor, first floor and attic floor is equipped with floor heating. The room temperature is controlled via a room thermostat (in the largest room of the house: living room) with a weekly switching program.

TV/ Internet KG.: Prepared with leader and conduit, dummy socket

SAT connection: Prepared with prefix and empty pipe, dummy socket, 1 connection per floor

EDP Internet: Prepared with leader and conduit, dummy socket, 1 connection per floor

CONSTRUCTION AND EQUIPMENT DESCRIPTIONFoundations

Foundation plate made of reinforced concrete (C25/30, B2).

Masonry

Wall in contact with the ground KG:

Filling

25cm reinforced concrete

XPS 10cm

Outside wall ground floor, first floor, attic floor:

Thin plaster smoothed

20cm -25cm ceramic. brick

20cm thermal insulation composite system EPS-F with filling, fabric insert and abrasion two-tone

Partition ground floor, first floor:

Interior plaster smoothed
25cm ceramic. Brick
7cm mineral wool insulation

Non-load-bearing partition:

Plasterboard stud walls 10 cm, simply planked on both sides. In the area of sanitary and kitchen installations, if necessary due to building physics, additional facing shells made of gypsum plasterboard.

Storey ceilings and interior stairs

Floor slabs are designed as element slabs with topping.

Suspended false ceilings and posters made of gypsum plasterboard are attached if technically necessary. The ceiling soffit is filled and painted with emulsion paint.

Internal stairs are made of reinforced concrete.

The connection to the stairwell wall is made by means of a permanently elastic joint, the underside and front surfaces are plastered and painted with dispersion paint.

Flat roofs

According to the execution plan, these are designed as a warm roof with EPDM foil or bitumen sheets, sloped insulation as required and gravel.

Flat pitched pent roofs

These are made of reinforced concrete as a warm roof with EPDM foil or bitumen sheets.

Sheet metal work

All sheet metal work required, such as covers, parapet ends, ventilation pipes, etc. are made of coated aluminium sheets.

Any gutter and drain pipe cross-sections are designed as required.

Screeds

Subject to the building physics calculation, all screeds in the living area are laid as floating cement screeds.

Structure living area:

- Concrete ceiling
- levelling fill
- vapour barrier
- Impact sound insulation
- Heating cement screed
- Flooring: parquet

Structure of the basement area:

- Foundation plate
- levelling fill
- vapour barrier
- Impact sound insulation
- Heating cement screed

FLOOR AND WALL COVERINGSRoom first floor, anteroom first floor, studio attic floor:

Floor:	Three-layer finished parquet in natural oak, matt sealed, 3.6 mm wear layer, finished parquet, glued
Walls:	painted with emulsion paint, one colour white
Cover:	painted with emulsion paint, one colour white

Kitchen, bathrooms, toilet, entrance hall Ground floor:

Floor:	Porcelain stoneware, size 30x30 cm
Walls bathroom:	Porcelain stoneware, format 30x60 cm, up to the upper edge of the frame. Painted on top with wash-resistant emulsion paint, single-colored white.
Walls toilet:	Porcelain stoneware, format 30x60 cm, up to 1.2 m. Painted on top with wash-resistant emulsion paint, single-colored white.
Walls VR:	painted with emulsion paint, one colour white
Ceilings:	painted with emulsion paint, one colour white

Basement:

Floor	Foundation plate, rubbed. Porcelain stoneware, size 30x60 cm
Walls	Painted with emulsion paint, plastered or filled in one color white, smooth surface.
Ceiling	painted with emulsion paint, one color white

All connections and transitions to other constructions are made with sanitary silicone. The entire floor of the bathrooms as well as the splash water area on the walls in the showers and bathtubs are sealed with epoxy-based moisture insulation.

Terrace ground floor concrete slabs 50 x 50 x 4 cm

Terrace DG concrete slabs 50 x 50 x 4 cm

General areas:

Stairs:

General: Reinforced concrete running plate

Staircases from the ground floor to the attic:

Steps and risers made of three-layer parquet in natural oak, matt sealed, 3.6 mm wear layer.

Stairs from the basement to the ground floor:

Steps and risers with porcelain stoneware, format 30x30 cm, non-slip.

Walls and ceilings:

Coverings outside:

Garbage	Concrete
Parking spaces	Concrete
Sidewalks	Concrete

Separation of eaves pavement / lawn with concrete edging stones

Eaves gravel backfilling with washed gravel, grey approx. 16/32

WINDOWS AND WINDOW DOORS

The specifications of building physics and the Vienna building regulations apply to all windows – heat transfer coefficient of the entire construction U-value $\leq 0.9 \text{ W/m}^2\text{K}$.

Frame, Sash:	Plastic windows and balcony doors made of plastic with triple thermal insulation glazing according to building physics, Lock/opening limiter, colour inside and outside white according to system manufacturer.
Glazing:	In general, the glazing is done in triple insulating glazing, thermal insulation glass according to building physics requirements. In the case of balcony doors, safety glass is installed at least up to the height of the parapet.
Window sill inside:	Interior window sills, white
Window sill outside:	Fenorm aluminium exterior window sills coated, colour of customer's choice.
Fittings:	system fittings according to the manufacturer, balcony doors on the outside with catch and recessed handle
Seals:	All-round rebate seals between frame and sash, welded or glued in the corner areas

SUN PROTECTION

Roller shutters, attached (visible), angular with belt pull at the vertical windows and balcony doors (operated by means of Electric drive as a special request for an extra charge).

Make Schlotterer or equivalent product, VORO roller shutters.

DOORSInterior doors:

Floor basement:	Steel frame, coated white
Floor from ground floor:	Wooden enclosing frames, white coated, with all-round rubber seal, make DANA or Kunex or an equivalent product
House entrance door/door leaf:	Smooth wooden door panel with tubular chipboard, rebated, white, 80 x 200 cm Make DANA Model Strategie or Kunex or an equivalent product
Fitting:	The bathroom and toilet have locks with a latch that can be switched off and an emergency opener, all other interior doors have latch locks with a bolt and a stainless steel collar key Standard make GLUTZ door handle in the material chosen by the customer or an equivalent product

Main entrance Door:

Door leaf	Pirnar Alu EGT Model SK 75 407A, plastic-aluminium, thermally insulated, U-value 1.0W/m ² K, with all-round rubber seal between frame and door leaf, color outside and inside white, door leaf with satinised triple ESG glass panel or equivalent
Fitting	3 piece roller hinges, outside handle in material of customer's choice, inside handle in material of customer's choice, with long backplate, three-point locking with 2 solid swing bolts, cylinder lock.

SANITARYSanitary facility, Bathroom, upper floor:

Washing counter	Size approx. 60 x 48, colour white Manufacturer: laufen pro A or equivalent product
Armature Washing counter	3 piece roller hinges, outside handle in material of customer's choice, inside handle in material of customer's choice, with long plate, three-point locking with 2 solid swing bolts, cylinder lock.
Bathtub	Acrylic bathtub, size approx. 170x75 cm, colour white, manufactured by VIGOR one or an equivalent product
Bath shower set	Single-lever shower mixer with wall rail, hose and hand shower chrome-plated Manufacturer: VIGOR one or equivalent product
Shower	Tiled shower with stainless steel channel grating Manufacturer: TECE Drainline shower channel straight 800 mm with TECE tiled recess "plate II" 800/66 mm polished
Shower set	Tiled shower with stainless steel channel grating Manufacturer: TECE Drainline shower channel straight 800 mm with TECE tiled recess "plate II" 800/66 mm polished
Shower divider	Made of ESG - transparent glass
Bathroom heating system	only as a special request for an additional charge
Toilet bowl and Toilet seat	Wall-hung washdown toilet with lid, colour white Manufacturer: VIGOR one or an equivalent product
Toilet push plate	Wall-hung washdown toilet with lid, colour white Manufacturer: VIGOR one or an equivalent product

Sanitary facility Bathroom

Sink	Size approx. 45 x 34 cm, color white, manufactured by Laufen Pro A or an equivalent product
Water tap	Single-lever basin mixer with pop-up waste chrome-plated Brand: VIGOR one or an equivalent product
Toilet bowl and toilet seat	Wall-hung washdown toilet with lid, color white Brand: VIGOR one or an equivalent product
Toilet push plate	Wall-hung washdown toilet with lid, color white Brand: VIGOR one or an equivalent product
Toilet paper holder and toilet brush	Not in the scope
Washing machine connection	In each house there is a washing machine connection in the basement.

VENTILATIONSanitary rooms

In all bathrooms and toilets with windows as well as the washing machine room in the basement, ventilation is via windows (mechanical ventilation as a special request for a surcharge).

Kitchens and Kitchenettes

Extractor extraction in the kitchens and kitchenettes is only possible using recirculation. The kitchen equipment is not included.

ELECTRICAL INSTALLATIONS

Terrace and entrance lights	The brand is chosen by the construction company
Lights indoor	Not included, only the outlet is
Light switches and socket installations	Surface is white
Intercom	Is not included

The number of light outlets, switches, sockets and junction boxes for telephone and TV within the house unit are listed below:

Basement:

5 single sockets

3 ceiling outlets with off switch

1 socket with cover for washing machine 1 socket with cover for dryer

1 heat pump connection

VR basement

1 ceiling outlet with switch

Staircase KG-EG

1 wall outlet with 2 changeover switches

Living room ground floor

3 ceiling outlets with off switch or changeover switch 3 single sockets

1 double socket

1 TV/SAT socket

1 CAT can

Kitchenette ground floor

2 ceiling or wall outlets with off switch or changeover switch

3 double sockets

1 single socket for refrigerator

1 single socket for dishwasher

1 single socket for the cooker hood

1 electric stove connection 400 volts

WC ground floor

1 ceiling outlet with switch

Anteroom ground floor

1 bell

1 ceiling outlet with 2 changeover switches

1 single socket

Entry

1 wall outlet

1 bell button

1 wall light with motion detector

Terrace ground floor

1 wall outlet with off switch

1 outdoor socket with cover and switch

1 wall light

Stairs ground floor-upper floor

1 wall outlet with 2 changeover switches

Anteroom first floor

1 ceiling outlet with changeover switches
1 single socket
1 CAT can

Room approx. 15m² first floor

2 ceiling outlets with changeover switches
1 double socket
3 single socket
1 TV/SAT socket

Room approx. 11m² first floor

1 ceiling outlet with switch
1 double socket
2 single socket
1 TV/SAT socket

Room approx. 10-13m² upper floor

1 ceiling outlet with switch 1 double socket
2 single sockets
1 TV/SAT socket

Bathroom upper floor

1 single socket
1 wall outlet and 1 ceiling outlet with switch
1 connection for towel dryer

Stairs OG-DG

1 wall outlet with 2 changeover switches

Studio DG 1

Ceiling outlet with changeover switch
1 double socket
3 single sockets
2 TV/SAT sockets
1 CAT can

Roof terrace DG

1 wall outlet with switch 1 outdoor socket with cover
1 wall light

TERRACES, GARDENS

Garden separation:

The demarcation between the private gardens is made with a chain link fence (height approx. 1.0 m)

Water and electricity connections:

The terrace on the ground floor and the roof terraces have frost-proof, self-draining water connections with Kemper fittings, as well as a socket and a wall light.

Garden plants

The green areas will be sown with grass and planted with trees in accordance with official specifications.

Outdoor facilities

General outdoor areas will be greened.

The necessary access and connection routes will be made of concrete.

Railing on the terrace on the attic floor	Bar or flat steel railings, coated in a RAL color of the customer's choice
Handle beside the staircase	in natural oak, lacquered
Lock system	for entrance door, mailbox and garbage door
Mail box	Individual mailbox in material of the customer's choice

GENERAL

Furnishings

The facility shown in the plans is only to be understood as a facility suggestion. Equipment such as furniture, washing machine and lighting fixtures of the apartment are not included in the scope of services.

Garbage area

Executed according to plan and building authority requirements.

In principle, the execution is carried out in accordance with the ÖNORM valid at the time the building permit is submitted, in compliance with the statutory provisions and the recognized rules of technology.

It is expressly pointed out that in the case of natural materials (parquet, etc.) colour and structure deviations compared to the sampled materials, which in some cases can only affect individual elements, cannot be ruled out. The developer reserves the right to make changes to the materials and equipment insofar as other equivalent materials may also be used. Likewise, changes to the plans and the construction and equipment descriptions due to technical conditions or official regulations are still possible. Homebuyers will be notified of such material changes as early as possible. Special requests regarding equipment are gladly taken into account, as long as they are technically possible, are requested in advance and do not violate official regulations.