

BUILDING SPECIFICATION: APARTMENTS & GARAGE

10 APRIL 2020

SHELL CONSTRUCTION GENERAL

The thickness and strength of the ceilings and walls, the choice of materials, the steel reinforcement as well as the concrete respectively the mortar will be in accordance with the current relevant regulations pertaining to noise and thermal insulation.

CONSTRUCTION

FOUNDATION

Floor slabs and foundations will be in accordance with static calculations for waterproof steel concrete. The basement garage is built upon a strip foundation and no concrete floor is to be built in. The basement garage will be tarred.

BASEMENT WALLS

The outer walls will be constructed with waterproof concrete and the inner walls will be constructed with reinforced concrete or brickwork

CEILINGS

All ceilings will be constructed by way of solid reinforced concrete slabs in accordance with static calculations and the regulations regarding noise insulation.

WALLS ON GROUND FLOOR AND UPPER LEVELS

The outer walls will be built by artisans with 25cm bricks and will have full thermal insulation or a thermal insulated wood/stone facade. The thermal insulation and vapour diffusion will be in accordance with the Energy Efficiency Act.

Load-bearing interior walls will be built with bricks or with reinforced concrete.

The non-loadbearing partition walls will be constructed in either 10cm or 12cm brickwork.

BALCONIES

The overhanging balcony slabs will be built in fair-faced concrete and will be attached to the ceilings. It will be thermally separated. The balustrades will have glass panels in accordance with the architect's plans. The balcony floors will be covered with a wood flooring.

STAIRS

All staircases will be constructed with reinforced concrete in accordance with static calculations, will be tiled with porcelain tiles and will be soundproofed in accordance with regulations. The internal staircases in apartments 2, 4 and 5 will be built as a wooden oak staircases.

ROOF

The roof construction will consist of exposed roof beams and the rafters will be insulated. The roofing will consist of colour coated aluminium sheets.

The roof drainage will take place through gutters and downpipes made out of titanium zinc.

PLASTERWORK

Brick walls and solid ceilings will be covered with felled plaster. Reinforced concrete walls and ceilings in the basement will be whitewashed. Hairline cracks in newly built buildings are always possible and do not constitute any defect.

WINDOWS

All windows in the apartments will be wooden/aluminium windows with triple thermal glazing.

WINDOWSILLS

Exterior: aluminium flashing

Interior: parapets will have window sills made of natural stone.

SHUTTERS

All windows and window doors in the apartments are installed with thermally insulated shutter boxes with weatherproof aluminium shutters.

All shutters will be equipped with electric motors.

The switch will be fitted directly to the window soffit or will be by way of a remote control.

No shutters will be fitted to the triangular windows on the top floor because they are already sufficiently shaded by the eaves.

TILES

The bathrooms and guest toilets will be tiled from floor to ceiling.

The floors of the bathrooms, guest toilets, kitchens and corridors will also be tiled.

The silicon joints are only maintenance joints, which will not be covered by any warranty.

The basis for the pricing of the tiles on the apartment floors will be 100,00€/sqm gross for the entire tiling work, which corresponds to a net tile price of 50€/sqm.

The floors of the common areas and corridors of the basement will be tiled with porcelain tiles (30 x 30cm size).

DOORS

The entrance door of the building will be made of colour coated aluminium with rebate gaskets, a thermally insulated door panel and built-in security cylinder locks.

The light cut-out openings in the door will be fitted with insulating glass panes.

The entrance doors of the apartments will be built with steel frames in accordance with soundproofing regulations and include burglar-proof security fittings with anodized door handles as well as overhead door closers.

All interior doors will be smooth door panels in oak, fir or white. The core of the doors will be made of perforated chipboard.

The wooden frame will have rubber gaskets all round.

The two piece door handle set will be made out of stainless steel.

The doors in the basement area will be fire-resistant steel doors in accordance with the regulations governing the fire protection certificate. The steel access gate will be an overhead tilting door, which operates electrically and which comes with a key contact switch, a release line, status light and light beam barrier.

STORAGE ROOMS

Will be made of a steel- or brick construction with doors and locks.

FLOOR SCREED AND FLOOR COVERING

All storeys will be constructed with a floating screed on top of thermal and sound insulation.

The bedrooms, children`s rooms and living rooms will be covered with double-layered wide plank wooden oak floor boards according to the available samples and will include wooden skirting. The price basis of the wooden floors are similar to the tiles.

PAINTWORK

The ceilings and walls will be painted white with a solvent free acrylic interior dispersion paint.

The facade will be colour coated and any steel frames, fences and gates will be painted with lacquer coatings. The colour scheme of the facade in the prospectus will be used as the basis for the final colour scheme as determined by the architects.

WOODEN AND STONE FACADE

The wooden facade will be made of a pre-coloured(grey) wooden sheathing The stone cladding is natural stone

LOCKSMITH WORK

Door bell and intercom system at the front door.

The staircase banister will be made of steel and will have a stainless steel handrail. The balcony balustrades will be made of cantilever clear glass panels.

ELECTRICAL WORK

The installations in the apartments will be carried out according to the current Austrian standards (Ö-norms). All electrical wiring in the apartments will be concealed under plaster.

In the basement the electrical installation will be surface mounted.

BASEMENT GENERAL

The utility rooms, the washing rooms and other adjoining rooms will be fitted out with line lights with transparent plexiglass 1 x 58 W alternatively 1 x 36W.

The basement corridors will be fitted with 11/15W energy saving bulbs (round ceiling lamps)

ELECTRICAL FITTINGS IN THE INTERIOR

Meter system in the utility room.

STORE ROOMS

All apartments have internal or external store rooms.

Switch and plug socket units and energy saving bulbs 11/15W (basement lights or similar) will be installed in all basement rooms.

The electrical supply will be connected to every apartments' electricity meter with separate fusing.

WASHING / DRYING

Surface mounted PVC installation pipe in humid environments. Two FR line lamps with clear Plexiglas 2 x 36W

ELECTRIC INSTALLATION IN THE APARTMENTS

All wall sockets will be protected by RCD (residual current protective device).

The apartments will be equipped with battery-operated smoke detectors, as required by law.

The installation will be concealed under plaster, in drywall constructions or on top of bare (unfinished) floors.

ENTRANCE AREA / HALLWAY

1 distribution board with door, 3 to 4 switches with glow light, alternatively motion detectors 2 wall sockets, 1 intercom system; 2 ceiling outlets

BATHROOM WITH RCD SAFETY SWITCH

2 circuit breakers, 4 wall sockets, 1 ceiling outlet, 1 wall outlet

GUEST TOILET

1 on/off switch, 1 wall socket, 1 wall outlet

KITCHEN

The electrical installation in the kitchen will be carried out according to clients' wishes.

Should the clients not provide a kitchen layout plan, then the electrical installation for the kitchen will be installed according to our own discretion.

2 on/off switches, 1 three phase stove connection, 1 mounted wall socket for dishwasher, 2 wall sockets mounted for fridges,

1 extractor hood wall socket, 4 general purpose wall sockets,

1 ceiling outlet and 1 wall outlet as a wall socket, both are switchable.

LIVING / DINING ROOM

4 toggle switches, 8 wall sockets, 1 TV- antenna socket,

2 computer empty sockets with blank caps, 2 ceiling outlets,

BEDROOM

3 toggle switches, 5 wall sockets, 1 TV antenna socket, 1 computer empty socket with blank cap, 1 ceiling outlet

TERRACE / BALCONY

1 internal control switch, 1 wall socket with cover, 1 wall outlet with light fixture

SWITCH PROGRAM

Pure white switch program, manufacturer: Busch-Jaeger, Balance SI or similar

HEATING

The building is provided with heating and warm water. This will be an electrical heating system

SANITARY INSTALLATION

Bathrooms, guest toilets and kitchen will have hot/cold water and waste water connections. The kitchens will be provided with a water tap (for the sink provided by the buyer).

In the course of the sanitary installation work, the sanitary installation in the kitchen will be carried out in accordance with the client's wishes. Should the clients not provide an outlay plan, we will use our own discretion when installing the sanitary installation for kitchen.

The purchaser is liable for any additional costs which may be incurred because of any additional subsequent installation changes.

The drinking water installation will be made out of aluminium composite pipes and stainless steel pipes. The wastewater pipes will be made out of plastic and cast-iron pipes.

Cold and hot water consumption will be measured by water meters and billing will be done through a billing company which will be contracted by the property management company.

A cold water and wastewater connection for a washing machine and tumble dryer will be installed for shared use by all apartments in the washing and drying rooms in the basement. A sink with cold and hot water connections will also be installed in the washing room.

VENTILATION SYSTEM

A waste air system will be installed in the apartments. Bathroom and guest toilet extractor fans will extract stale air. These will be equipped with humidity controls. All apartments will have exhaust shafts for oven ventilation pipes.

VENTILATION UNDERGROUND PARKING

The ventilation will be carried out in accordance with the relevant regulations and expert opinions. As the ventilation shafts and the gate will provide sufficient natural aeration and ventilation of the underground parking, no mechanical ventilation will be required.

BATHROOM FITTINGS

The showers will be tiled flush to the floor and will have a floor drain in the middle (the shower traps can be chosen from a variety of choices), with a flush mounted single lever diverter mixer, a flexible hose and hand shower, as well as a 200mm shower head. The hand wash basin unit will be made out of white porcelain, 60 cm in size, and will have a single lever basin mixer and a chrome-plated waste trap.

The wall-hung WC will have a built-in cistern and a soft-close seat and cover. The hand wash basin will be made of white porcelain, size 45 cm and will have a chrome-plated single lever basin mixer with a ceramic seal. The accessories consist of towel rails and towel hooks for the hand wash basins.

As far as possible, forewalls will be built as tiled shelves.

Mirrors will be installed over the hand wash basin areas in the bathrooms and guest toilets and they will be installed directly onto the wall by the tilers when installing all the tiles.

All shower enclosures will be made out of glass.

Suspended ceilings with spotlights will be installed in all bathrooms.

SAUNA

Apartments 1 and 2 will each be equipped with a sauna.

FIREPLACE

Fireplace connection shafts will be available for all apartments. A fireplace or a tiled stove can be installed. The installation of a fire place or tiled stove is a special request and is not included in the pricing.

SKI ROOM

There will be a heated ski room in the basement.

Mounted ski brackets, stainless steel drains and electrical ski boot dryers will be installed.

BICYCLE ROOM

A bicycle room is foreseen in the basement.

SUPPLY AND DISPOSAL SYSTEMS

The water, waste water and electrical connections will be installed in accordance with local authority regulations and are already included in the fixed price.

LANDSCAPING

The levelling, upper surface soil, enclosure and planting of vegetation of/on the entire property is already included in the fixed price. This will take place in accordance with the architect's open space plan and specifications.

Next to the entrance gate there will be a washing bay for bicycles.

The terraces of apartments 4 and 5 have a dividing screen in accordance with the architect's plans. The terraces will be built with precast concrete slabs 60/60/5 cm, with diagonal joints on top of a gravel bed. The terrace sizes are in accordance with the architect's open space plan.

AMENDMENTS AND SPECIAL REQUESTS

The decision whether to allow any requested amendment of the plans, of the selected materials or fixtures and furnishings is reserved to the developer; and is subject to technical specifications or to the procurement of appropriate materials and may be replaced through equivalent services or materials.

Amendments required by official regulations are binding and will be accepted by the purchaser.

We reserve the right to relocate the cable ducts which may initially not be feasible according to the layout plans. The furniture, fixtures and fittings that are depicted on the plans are not included in the contract and are merely furnishing suggestions. Fire protection measures will be in accordance with the legal requirements of the fire prevention authority.

LIVING AREA CALCULATION

The floor area calculations of the living areas are based on the building shell dimensions without deducting the plasterwork. The shafts and primary walling will be deducted from the calculations.

50% of the surface area of balconies and the terraces will be included in the floor area calculations.

GENERAL INFORMATION

All calculations, finishes and numerical examples used in these documents were compiled with the utmost care. They are based on the information, figures and planning documents of the designated contractors and are based on the current planning status.

The liability of the designated contractors towards the purchaser with regard to the prospectus details will only apply with regard to those services rendered in the context of the prospectus.

Joint and several liability of the contractual parties with regard to the prospectus is excluded.

Having read the prospectus, the purchaser declares its consent with the prospectus liability restrictions. All information herein is in accordance with the status quo as of 10 April 2020.

In particular, we would like to point out that the square metre information in the planning documents are only approximate amounts.

10 April 2020

Mela Projektentwicklungs Private Co. Oberkrimml 199
Krimml