



Villa Belaire
catalogue of standards

top' residence

POMEZÍ

STANDARD OF THE BUILDING

ENERGY STANDARD

- energy label PENB A – low-energy villa

DOORS AND FLOORS

ENTRANCE DOOR TO THE VILLA

- security class 2, standard fire resistance with a safety lock, doorknob-handle fittings

INTERIOR DOORS

- full veneered or white lacquered with a lining non-fold doorframe, concealed hinges, a magnetic lock, rosette fittings, clear height: 2.4 m
- elevator door in the 1st floor, clear height 2.1 m
- to the living room and between the vestibule and the hall: glass doors
- between the garage and the vestibule: full, with a steel frame

TREAD LAYERS OF THE FLOORS

- **entrance to the house / vestibule** – cement terrazzo
- **entrance hall and staircase** – a wooden multilayer floor, glued all-over – in bleached oak decor
- **living room, bedrooms, children's bedrooms, the 1st floor and the 2nd floor corridors, Hobby room, cloakroom on the 2nd floor** – a hard wood multilayer floor, glued all-over in bleached oak decor, hidden or attached plinths, according to the project documentation
- **bathrooms, toilets, spa, the ground floor corridor, cloakroom on the 1st floor, kitchen** – epoxy / cement terrazzo
- **technical room** – ceramic tiles, ceramic tile plinth
- **fireplace** – non-flammable surface in contact with the fireplace insert - terrazzo
- **terrace** – decking from quality terrace boards
- **garage** – epoxy screed
- **elevator** – ceramic tiles in terrazzo decor

BATHROOMS – FURNISHINGS, FLOOR TILING AND TILING

VILLEROY & BOCH FURNISHINGS

- wall-hung toilet + preparation for a bidet seat
- small washbasin in the WC: ceramic, approx. 40 x 26 cm
- ceramic washbasin, medium, approx. 60 x 47 cm
- no-tray shower with a floor gutter
- glass shower screen
- dimensions according to the disposition
- for the small washbasin: a stand lever faucet KLUDI Bozz

- for the washbasin: a stand lever faucet / concealed lever faucet KLUDI Bozz
- concealed thermostatic shower and bath faucet KLUDI Nova Fonte
- freestanding bathtub Antonio Lupi - KLUDI Bozz lever standing mixer
- hand and overhead shower in the shower, hand shower next to the bathtub
- in the garage – sink with a drinking water outlet
- at the exit to the garden – frost-resistant outflow fittings mounted
- built-in toilet brush holder Antonio Lupi

MASTER BATHROOM

- **washbasin** – Antonio Lupi Rettomood
- **toilet** – Villeroy & Boch
- **freestanding design bathtub** – Antonio Lupi Mastello

TILING AND FLOOR TILING

- **Imola** – large-format, rectified, in places combined with mosaic, stoneware corners

ELEMENTS AND TECHNOLOGIES OF THE VILLA

- **windows** – rimless solid wood windows, glazing of corridors, entrance and living room with aluminium lightweight outer shell system
- **windows on the ground floor** – glass with a safety foil, frame colour according to the project documentation
- **shading** – external blinds with electric control on all wooden windows and lightweight outer shell in the living room
- **electric pelmets** – in the living room and master bedroom pelmets with electronically controlled curtains and drapes
- **elevator** – OTIS Madrid, max load capacity 320 kg
- **window sills** – interior window sill boards: laminated
- **preparation for installation** – preparation for the connection of an automatic washing machine and dryer; in the Hobby room space preparation for: kitchen unit, closed hot- and cold-water outlets, sewerage for the possibility of connecting pipes for the sink and dishwasher
- **home cinema** – protectors for stretching cables of e.g. sound system in the floor and lower ceilings; preparation for the projector, all finished at the wall for future installation of e.g. TV wall
- **use of rainwater** – rainwater storage tanks with drinking water refilling, controlled via a smart home system – part of the standard; a rainwater outlet in the living area of the garden with the possibility of connecting a garden hose; irrigation of the whole garden was carried out

NOTE:

The villa is being sold as a completed house in as-is condition. The list of materials and furnishings above may not be complete. The exact list of all materials, furnishings and interior fittings will form part of a contract of sale with an end client.

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- **central vacuum cleaner** – Husky (Newag) aggregate
- **photovoltaic panels** – preparation as standard – can be finished as part of a client change

CENTRAL HEATING

- **heat energy source** – air-to-water heat pump
- **heating** – hot-water
- **radiators** – heating and cooling ceilings in the living rooms, electric heating ladders PMH Rosendal / PMH Einar and electric floor heating mats in the bathrooms, a plate radiator in the garage, hot water floor heating in the living room, dining room and kitchen
- **hot water supply** – central preparation – a storage heater

AIR CONDITIONING AND COOLING

- **ventilation** – ventilation with heat recovery, recuperation unit with enthalpy exchanger, ventilation air distribution in the soffits and floors; a central inlet; for the bedroom and living room doors – an acoustic door grille, alternatively crosstalk elements above the room doors or wall valves; a wall or ceiling recuperation unit according to the project documentation
- **cooling** – source of cooling is: a heat air-to-water pump, cooling by means of the cooling ceilings or fan coil unit (in the living room)
- **hood** – circulating, without connection to HVAC

ELECTRICAL INSTALLATION

- **heavy-current wiring** – the cabling design allows for an intelligent control of elements and systems
- **intelligent control Loxone** – the control of recuperation, heating, cooling and blinds, electric curtains and selected light circuits
- **switches, sockets** – in ABB Levit white / ice white decor, or white smart buttons
- **low-current sockets** – a socket for common TV aerials in each room, a low-current switchboard equipped with passive elements (possibility for mounting a WI-FI router), a data socket in the rooms
- **home phone** – an outdoor communicator with a Loxone camera at the gate, which is connected to the smart home app. There is no fixed installation in the interior, the doorbell gives information via the app
- **lamps** – a complete supply of lights (except for rooms 1.04, 2.03 and 2.04) was implemented as part of the standard, including lights in the garden, terrace and driveway
- **metering** – separate metering of all media (water, electricity)
- **TV system** – reception of terrestrial digital signal is provided + possibility of extension via satellite reception

- **data** – data distribution
- **electronic security alarm** – the house is equipped with a complete security system with the possibility of connection to the central security desk

BUILDING CONSTRUCTIONS

- **construction system** – solid brick or monolithic wall system with reinforced-concrete monolithic elements
- **peripheral and load-bearing walls** – built from blocks / monolithic reinforced-concrete walls according to the project
- **staircase** – monolithic or plaster concrete with wooden stairs and bases with built-in LED strip, safety glass railings with a wooden handrail
- **partitions** – made of VAPIS sand-lime blocks
- **floors** – concrete floating floors over thermal and impact insulation, as a base for the tread layer
- **plasters** – smooth lime-plaster plasters, the garage without plasters – concrete with paint or exposed masonry from blocks
- **painting** – double quality painting in a white tone
- **soffits** – made in all rooms except the garage

EXTERIOR PRIVATE AREAS

- **terrace railings** – segments made of glued safety glass or stainless-steel mesh in combination with steel elements, according to the project documentation
- **landscaping** – complete realization of the garden according to the project by Flera studio
- **garden house** – Naturliving
- **supporting walls, railings, fencing** – reinforced-concrete walls; reinforced-concrete or wire fencing
- **access walkways to the villas** – paved with granite blocks combined with gravel
- **outdoor parking space** – paved with granite blocks
- **elements integrated into the street fencing of the villas** – a steel gate with an electromagnetic lock connected to a home phone – doorbell with Loxone camera, connection and metering cabinets, a mailbox, house marking

INTERIOR ELEMENTS

- **kitchen** – complete delivery of kitchen cabinets with an island, worktop made of natural stone TAJ MAHAL, veneered or lacquered stained doors, kitchen equipment with Gaggenau appliances (induction hob, cooker hood, microwave oven, combi oven, fridge, freezer, dishwasher), Liebherr wine cellar

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- **living room** – completely finished fireplace insert with surround, natural stone facing TAJ MAHAL, equipped with smart TV with Sonos soundbar, library with space preparation for subwoofer, design tiles made of concrete trowel
- **cloakroom at the entrance** – complete realization of the wardrobe set
- **study** – furnished with a work table and shelves
- **master bedroom s with ladies' dressing room** – complete delivery of interior furnishings such as a bed with bedside tables, wardrobe set, veneered wall and a separate ladies' dressing room with dressing table
- **bathrooms / toilets** – cabinets under sinks / mirrors / galleries supplied
- **design lighting** – Bomma design chandelier in the entrance hall and living room
- **TV** – smart TV in living room, kitchen / dining room and master bedroom
- **outdoor kitchen** – complete outdoor kitchen equipped with sink, faucet and refrigerator as standard



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