



Villa Belaire  
catalogue of standards

# top' residence

## POMEZÍ

### STANDARD OF THE OBJECT

#### 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 rooms 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 terazzo
- **entrance hall and staircase** – a wooden multilayer floor, glued all-over – in bleached oak decor
- **living rooms, bedrooms, children's bedrooms, the 1st floor and the 2nd floor corridors, Hobby room, cloakroom on the 2nd floor** – a wooden 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 terazzo
- **technical room** – ceramic tiles, ceramic tile plinth
- **fireplace** – non-flammable surface in contact with the fireplace insert - terazzo
- **terrace** – decking from quality terrace boards
- **garage** – epoxy screed
- **elevator** – ceramic tiles in terazzo 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 brushes 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, possibly in combination 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 electronically controlled pelmets, 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 on the 1st floor 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 in the view; preparation for the projector, all terminated at the wall for future installation of e.g. TV wall
- **use of rainwater** – rainwater storage tanks with drinking water supply, control unit in the basement – part of the standard; a rainwater outlet in the stay part of the

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garden with the possibility of connecting a garden hose; irrigation of the whole garden was carried out

- **central vacuum cleaner** – Husky (Newag) aggregate
- **photovoltaic panels** – preparation as standard – can be extended 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
- **domestic hot water** – 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: 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 pelmets 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 station 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 by 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 protection console

### BUILDING CONSTRUCTIONS

- **construction system** – solid brick or monolithic wall system with reinforced-concrete monolithic elements
- **peripheral and load-bearing walls** – bricked from blocks or 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 above 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,

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microwave oven, combi oven, fridge, freezer, dishwasher, wine cellar)

- **living room** – completely made 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** – a work table with shelves was implemented
- **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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