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Housing
Standards
A

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Apartment A Standards

Exceptional living in the historic heart of Ostrava.

A sensitive blend of noble 1895 architecture and modern minimalism.

Private residence with only eight apartments.

Private garden, covered parking, barrier-free access.

Apartment A, measuring 82.2 m² including the loggia, combines privacy with generous space. Located in the modern extension of the historic villa, its standout feature is a spacious loggia accessible from both the living room and bedroom. Positioned on the elevated first floor, four meters above the surrounding terrain, it ensures security and privacy.

The apartment interior stands out for its aesthetic purity, first-class craftsmanship, light, spaciousness, and lasting value. Based on individual client needs, we offer three levels of finishing – from an open shell for your own vision, to a precision-finished interior of the highest standard.



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INTERIOR FINISH LEVELS
your space, your choice

SHELL & CORE	PREMIUM	EXCLUSIVE
The foundation for your own concept	**Timeless design in harmony with architecture**	**The highest emphasis on premium materials and design details**
A shell and core apartment is the ideal choice for clients who want to put their own stamp on the interior from the very beginning.	**A near-complete interior featuring quality materials carefully selected with the project architect.**	**Fully finished interior for the most discerning – ready for immediate move-in. Maximum comfort with no further modifications needed. Beyond the PREMIUM standard, you also receive:**
– At this basic level, the apartment comes with completed electrical installation – without end fittings.	– The apartment features finished wall and floor surfaces, quality interior doors, and stylish electrical end fittings.	– Custom bathroom furniture with an illuminated mirror.
– Floor structures are completed including underfloor heating.	– The bathroom includes premium tiles and flooring, sanitary fixtures, and bathroom fittings.	– Impressive entryway spaces with a custom wardrobe in the vestibule.
– This level does not include: final painting, interior doors, door frames or finishing elements.	– This level does not include: kitchen units or designer feature lighting, leaving room for personal customization.	– Premium materials in every detail – solid wood flooring, designer lighting, and switches in brushed steel finish.
		– A kitchen in a modern design fitted with built-in appliances.

Beyond the three levels listed above, individual modifications and custom interior furnishings can be arranged in agreement with the client.

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INTERIOR FINISH LEVELS
your space, your choice

	SHELL & CORE	PREMIUM	EXCLUSIVE
Partition walls - Porotherm masonry	yes	yes	yes
Plaster and white paint, two coats	plaster and single-coat paint	yes	yes
Apartment entry door	yes	yes	yes
Interior doors and casing frames	yes	yes	yes
Windows/Exterior blinds	yes	yes	yes
Loggia/Terrace tiles and railings - finished surfaces	yes	yes	yes
Flooring - living areas and laundry room	no finished flooring	quality vinyl flooring	hardwood flooring
Flooring - bathrooms and WC	no wall or floor tiles	yes	yes
Underfloor heating	yes	yes	yes
Intercom	yes	yes	yes
Electrical installation	complete wiring and outlets	complete electrical installation including terminal devices	complete electrical installation including premium terminal devices
Switches/Sockets	no	yes - designer range - white	yes - designer range - brushed steel
Data	yes	yes	yes
Lighting	lighting preparation	recessed and surface-mounted lights	recessed, surface-mounted and designer pendant lights
Air conditioning - preparation	yes	yes	yes
Air conditioning - unit	no	no	yes
Sanitary fixtures	no	yes	yes
Towel radiator – bathroom	no	yes	yes
Illuminated mirror – bathroom	no	no	yes
Kitchen and built-in appliances	no	no	yes
Built-in wardrobe – hallway / bathroom	no	no	yes

The detailed list of elements is included in the appendix „Technical Specification“


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ARCHITECTURE & TECHNICAL SOLUTIONS

the foundation of lasting value



Apartment A features a generous clear ceiling height of 2.95 m, which significantly exceeds the standards of typical new builds. The space is therefore airy, works with natural daylight, and offers exceptional interior proportions.

Timeless design:
The architectural concept is conceived as a long-term value, not a short-term trend. The use of highly durable materials minimizes the need for future interventions.

Privacy and intimate character:
The residence is designed with an emphasis on intimacy and tranquility. A low number of units creates an intimate atmosphere and anonymity, complemented by access to an enclosed private garden – an oasis of greenery reserved exclusively for a select circle of residents.

Acoustic comfort:
Above-standard acoustic properties ensure undisturbed privacy.

Low energy consumption:
The apartment's parameters approach passive house standards.

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WINDOWS & SHADING

connecting interior and exterior worlds

Apartment A features generous glazing with large-format aluminum windows spanning the full height of each floor. The system with thermally insulating triple glazing in a precision aluminum-aluminum design ensures:

– Excellent thermal and acoustic comfort year-round.

– Maximum natural daylight.

– High durability and minimal maintenance requirements thanks to the quality of materials used.

Light comfort and privacy are ensured by exterior screen blinds in exposed areas, which are sensitively integrated directly into the window reveals. This ensures effective regulation of light and heat without compromising the clean architectural expression of the facade.



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FLOORS & SURFACES

a harmonious whole and everyday comfort

Material selection follows strict standards for aesthetic purity, acoustic comfort, and long-term durability. The goal is to create a visually unified and refined whole that naturally stands the test of time and highlights the exceptional character of the residence. The entire interior, except for the bathroom, is unified by a single flooring type. The absence of transition strips and uniform décor visually expand the space and emphasize the purity of the architectural design.

The **PREMIUM** level features high-quality vinyl flooring with excellent durability and easy maintenance, complemented by minimalist perimeter trim in white.

The **EXCLUSIVE** level features solid wood flooring that brings the texture of natural material and a sense of warmth to the interior.

Bathroom: Large-format ceramic tiles are used in the sanitary areas, in keeping with the architectural design.

Loggia: Functions as a natural outdoor room with durable ceramic tiles.



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BATHROOM & SANITARY FACILITIES

a harmony of aesthetics and thoughtful functionality

BATHROOM

Designed with an emphasis on harmonious proportions and materials that stand the test of time.

– The interior features large-format ceramic tiles and cladding with a subtle natural stone texture, complemented by understated mosaic accents.

– The shower area with an integrated built-in bathtub creates a visually clean and open space.

– Sanitary fixtures from renowned manufacturers meet the highest standards of residential living.

– Thermal comfort is ensured by underfloor heating, complemented by a combination heated towel rail.

– The bathroom is finished to **EXCLUSIVE** level, with built-in cabinets and an illuminated mirror.

SEPARATE LAUNDRY ROOM

Elevates the living standard by separating utility areas from relaxation and living spaces.

– The room is designed as a fully-fledged space for a washer and dryer, with ample room for custom storage cabinets or shelving systems.

– Thanks to the separate utility area, living spaces and the bathroom remain aesthetically clean and uncluttered by appliances.

– The flooring in the laundry room matches the living areas, reinforcing interior continuity.

– The room has independent ventilation.





Apartment A utilizes advanced technological solutions discreetly integrated into the interior with maximum consideration for aesthetics.

HEATING AND COOLING

Underfloor Heating: A hydronic system with individual metering ensures even heat distribution. The absence of traditional radiators keeps walls visually clean and provides freedom when arranging the interior. A heated towel rail in the bathroom serves as an additional feature.

Air Conditioning and Comfort: The living area is prepared for cooling via an indoor evaporator unit connected to an outdoor condenser unit located on the roof.

– At the **EXCLUSIVE** level, both the indoor and outdoor units are fully installed and ready for immediate use.

LIGHTING

Lighting Concept: Complements the apartment's architecture and allows easy customization of the atmosphere.

– Lighting at the **PREMIUM** level combines designer spotlights and surface-mounted fixtures with pre-installed wiring for custom pendant lights according to the client's taste.

– The **EXCLUSIVE** level additionally includes designer pendant lights that create a striking aesthetic element in the interior.

Bathroom: Equipped with ceiling-mounted adjustable spotlights allowing precise directional lighting.

Exterior: The loggia is equipped with outdoor lighting and a practical electrical outlet.

INSTALLATION AND CONNECTIVITY

Intercom: A video intercom for secure and convenient visitor access is included as standard.

Data Network: Modern structured cabling with outlets in living areas enables stable, high-speed connectivity.

Sustainability: Operation of the building's common areas is partially powered by energy from on-site photovoltaic panels, reducing property management costs.

E-Mobility: The underground garages include infrastructure for easy installation of a personal EV charger.

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PARKING & COMMON AREAS
premium functional amenities

The villa's amenities are designed with the same focus on quality as the living spaces themselves. Every element is conceived for maximum resident comfort and security.

PARKING AND ACCESS

Spacious parking: Parking spaces in the underground garages feature generous dimensions suitable even for SUVs. The garage areas offer an exceptional ceiling height of 2.5 m – 3.8 m.

Convenient access: Entry is provided via remote-controlled electric gates. Barrier-free access leads directly from the garages to the apartments.

STORAGE ROOMS

Superior standard: The storage rooms represent a significant quality difference compared to typical urban residences

Quality specifications: Each storage room is a fully enclosed masonry space with a durable concrete floor, ensuring maximum security and stable interior climate.

Light and space: Natural daylight enters the storage rooms through windows. The ceiling height reaches up to 2.6 m, allowing for efficient use of storage systems throughout the full height of the space.

SECURITY AND MONITORING

Privacy and property: Protected by a modern CCTV system.

Monitored zones: Cameras are discreetly positioned at building entrances, garage access points, stairwells, and all interior common areas.

Private zone: In keeping with the emphasis on residents' maximum privacy, the communal garden is not monitored by the camera system.

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PRIVATE GARDEN
an oasis of tranquility and greenery

The garden is designed as a cascading private space reserved exclusively for the building‘s residents. It represents a thoughtful blend of historic atmosphere and modern landscape architecture.

Complete Privacy:
The garden is visually separated from neighboring plots by fencing and a mature hedge.

Privacy-Enhancing Greenery:
The apartments in the modern extension are bordered by a generous 6.3-meter-wide strip of greenery planted with shrubs and abundant perennials. The entire area is elevated 3 meters above ground level, allowing residents to enjoy peaceful views of nature while maintaining complete privacy.

Materials and Design:
Pathways are paved with large-format concrete slabs, while the main living area features classic granite cobblestones, referencing the villa‘s historic character.

Water Feature and Atmosphere:
A small decorative water feature enhances the pleasant microclimate and soothing garden ambiance.

Amenities and Maintenance:
For residents‘ convenience and easy greenery maintenance, two drinking water taps are installed in the garden.

Lighting and Security:
The entire garden area is subtly illuminated at night. To preserve complete freedom and a sense of privacy, the garden is not monitored by a camera system.




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This apartment is designed for those who refuse to compromise and seek more than just a place to live.

It is created for discerning owners who appreciate architectural purity, exceptional spaciousness, and privacy found right in the city center.

Invest in a home that holds its value.

CONTACT

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Appendix: Technical Specifications

Visualizations are for illustrative purposes only. All elements shown in this material are examples and indicate the price and quality level of the product. The seller reserves the right to substitute them with a product of the same quality and price.

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Technical Specifications

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Building Construction

Reinforced concrete construction, insulated masonry walls,
clear height 2,950 mm

Internal non-load-bearing partitions – Porotherm type masonry

Flexibly suspended plasterboard ceilings, standard GKB Knauf

Acoustic Parameters

Inter-apartment walls
airborne sound insulation 56 dB
standard requirement: min. 53 dB
Recommended value (higher comfort): ≥ 55 dB

Inter-floor ceilings
impact sound insulation 47 dB (Ln,w)
standard requirement: max. 55 dB
Recommended value: ≤ 50 dB

Wall between apartment and corridor
airborne sound insulation 57 dB
standard requirement: min. 52 dB

Apartment Heat Load

Apartment A heat load: 12.53 kW/m³ (reference values for comparison:
passive house: ≈ 10 kW/m³, low-energy house: ≈ 20–30 kW/m³)

Plumbing

Plastic piping, water consumption meter

Electrical Installation



Home video intercom located at the entrance door,
7“ TFT color video monitor

Electrical wiring in copper,
switches and outlets – designer series

ABB Future Linear, studio white finish.

EXCLUSIVE – Future Linear (ABB), stainless steel finish
Data cabling – one distribution cabinet, CETIN structured cabling, data outlet in room A4

Heating

Underfloor hot water heating, connected to district heating
from central station, heat meter, remote reading capability.

Bathroom also features Aura combination ladder radiator
(ISAN) – 1620 × 500 mm, depth 30 mm.



Ventilation

Exhaust of stale air from sanitary facilities,
bathroom and laundry room; exhaust for cooker hood in kitchen area.

Provision for air conditioning in the living area.

EXCLUSIVE: Cassette-type air-conditioning unit, Qch/t = 5.0/5.2 kW (R32), 570 × 256 × 570 mm, including the associated outdoor condensing unit.

Windows and Shading

Full floor height, thermal insulating triple glazing, aluminum-aluminum frame material RAL 7048 finish, window handle RAL 7048 finish.

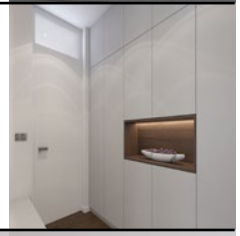
External aluminum sill RAL 7048 finish, no internal sill.

ISOTRA SCREEN HR10-ZIP exterior screen roller blind, integrated into window reveals, RAL 7048 finish, installed on all windows except terrace doors.



Entrance Door

Width 900 mm, height including fanlight 2950 mm, fire-rated, security class 2, security hardware – brushed stainless steel, cylinder lock, steel frame with colored coating (dark grey shade), door threshold, fanlight of safety glass.



Interior Doors

Entrance hall – sliding into pocket, soft-close system, height 2950 mm, full glass frosted finish, painted trim frame RAL 9016 white finish, round flush pull handle diameter 60 mm.

Laundry room, bathroom/WC – laminated particleboard, RAL 9016 white finish, hinged, flush design, height 2400 mm, fixed glazed fanlight height 540 mm, painted trim frame RAL 9016 finish, handle-handle hardware RAL 7048 finish; Lock: laundry room – BB lock (passage); WC and bathroom – privacy lock.

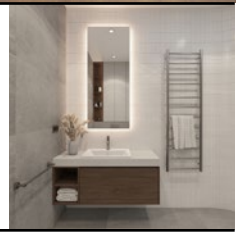
Bedroom – sliding into pocket, soft-close system, height 2950 mm, laminated particleboard RAL 9016 white finish, no frame, round flush pull handle diameter 60 mm.



Wall Finishes

Living spaces, hallway and laundry room
– lime-cement plaster, 2-coat white paint.

Bathroom and WC – Boost mineral pearl ceramic wall tiles to ceiling height + Massimo ceramic mosaic (EQUIPE), size 50 × 400 mm

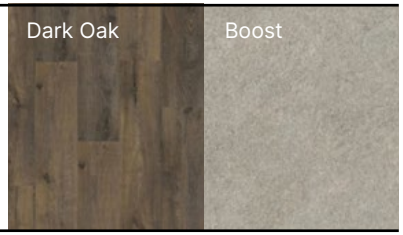


Floor Coverings

Living spaces, hallway and laundry room – MERIT vinyl flooring, Dark Oak decor, thickness 8 mm, including skirting boards - Cubu Flex (Döllken).

Wooden flooring – choice of decors

Bathroom and WC – Boost mineral pearl ceramic floor tiles, stone look, size 600 × 1200 mm.



Loggias and Terraces

Frost-resistant ceramic tiles on pedestals, BLOC GRIGIO OUTDOOR 600 × 600 mm.

Steel railing, powder-coated finish, RAL 7048

Lighting – MELILOB R outdoor ceiling light, outlet.

Light Fixtures



Surface-mounted fixtures, LARISA (RENDL).

Adjustable ceiling spotlights BJORK type (RENDL).

Designer fixtures – Vibia Flat grey, aluminum, diameter 55 mm.



Bathroom Sanitary Fixtures



Mayla washbasin (LOTOSAN) – 608 × 18 × 460mm, white.

Study Exclusive basin mixer (TRES), deck-mounted, single-lever, stainless steel.

Arco wall-hung WC (HOPA), deep flush, white.

Study Exclusive bidet spray (TRES).

Sigma50 dual-flush control plate (GEBERIT), stainless steel.

KALDEWEI shower tray. Topline shower door (RONAL).

Exposed thermostatic mixer AVITAL Topino, stainless steel.

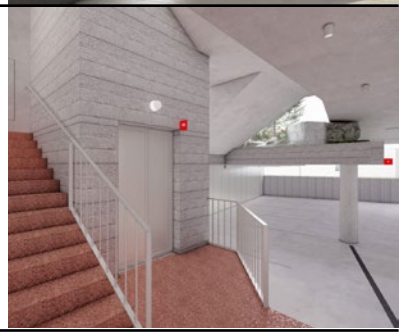


Common Areas

The building is monitored by CCTV system in common areas, stairwell shaft, at entrances and building vehicle entrance.

Main entrance door – aluminum, grey color.
Electric garage door, remote controlled.

Parking – reinforced concrete slab floor with screed; clear height 2,500 mm and 3,800 mm; parking spaces: a) perpendicular 3x: length 5300 mm, width 2500 mm, b) perpendicular 2x: length 5300 mm, width 2700 mm, c) parallel 1x: length 6000 mm, width 2700 mm, d) parallel 1x: length 6750 mm, width 2700 mm.



Cellar

Clear height up to 2,600 mm, masonry walls with paint finish, concrete floor with sealant.

Interior door, galvanized steel sheet with honeycomb core, stainless steel handle-knob hardware, FAB lock.

PV System and E-mobility

PV panels – generated electricity used for the needs of apartment owners (for common areas).

E-mobility – underground garages are equipped with preparatory cabling at selected parking spaces, possibility to install two charging points, end charging equipment is not included in the standard and is paid for by the user.

Built-in Wardrobes

Hallway

– doors laminate Egger U763 ST9 Pearl Grey

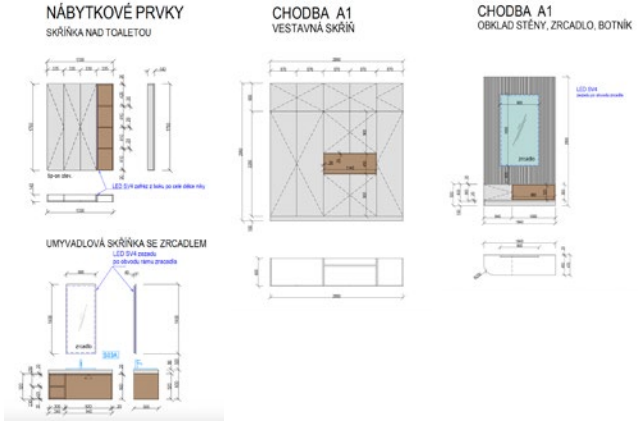
– wood decor laminate Egger H1386 ST40 Casella Oak Brown

Bathroom

– doors laminate Egger U763 ST9 Pearl Grey

– wood decor laminate Egger H1386 ST40 Casella Oak Brown

– upper vanity top painted NCS S2000N





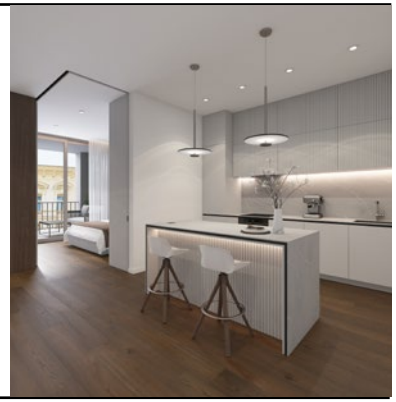
Kitchen Units

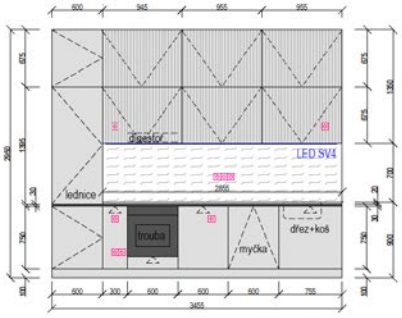
– doors laminate Egger U763 ST9 Pearl Grey

– decorative panels/upper doors Painted, Trachea profile P11, NCS S2000 N or 2nd option: Trachea Foil-wrapped doors shape P11 pearl grey matt

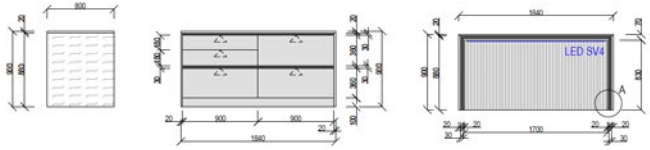
– worktop and backsplash Technistone Imagine Grey Matt 20 mm

Built-in appliances:
– oven, dishwasher, refrigerator, induction hob and cooker hood.

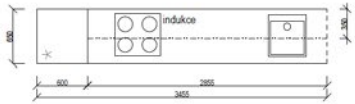


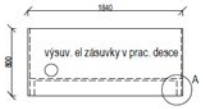


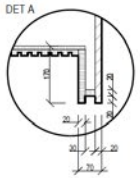
bezuchytkové otevírání - profil "J" , "C" hliník, černý mat



bezuchytkové otevírání - profil "J" , "C" hliník, černý mat







MATERIÁL, POVRCH. ÚPRAVA

dvířka lamino Egger U763 ST9 Perlově šedá
dekorativní panely/horní dvířka Lakovaná , Trachea profil P11, NCS S2000 N
/nebo 2.varianta : Trachea Fóliovaná dvířka tvar P11 barva perlově šedá mat
pracovní deska a zádová deska Technistone Imagine Grey Mat 20 mm