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Housing
Standards
B

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Housing Standards B

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 B, with a total area of 108.7 m^2 including the loggia, is situated in the modern extension of the villa with views of the private garden and on the elevated first floor above the cascading garden, which provides the necessary privacy. The spacious loggia is accessible from both the living room and the bedroom.

The apartment interior stands out for its aesthetic purity, first-class craftsmanship, light, generosity, and lasting value. The apartment can be configured in two layouts: 2 rooms + kitchenette or 3 rooms + kitchenette.

Based on individual client needs, we also offer three levels of finishing – from an open shell for your own vision to a precisely executed interior of the highest standard.



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INTERIOR FINISHING LEVELS
your space, your choice

SHELL & CORE	PREMIUM	EXCLUSIVE
Foundation for your own concept	**Timeless design in harmony with the architecture**	**Highest emphasis on premium materials and design details**
The shell and core apartment is the ideal choice for clients who want to put their own personal stamp on the interior from the very beginning.	**A near-complete interior using quality materials carefully selected with the project architect.**	**Fully finished interior for the most discerning clients – 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 fixtures. – Floor structures are completed, including underfloor heating. – This level does not include: final painting, interior doors, door frames or finishing elements.	– The apartment features finished wall and floor surfaces, quality interior doors, and stylish electrical end fixtures. – The bathroom includes premium tiles, sanitary fixtures, and fittings. – This level does not include: kitchen units or designer statement lighting, leaving room for personal finishing touches.	– Custom bathroom furniture with an illuminated mirror. – A prestigious entrance area with a bespoke fitted wardrobe in the vestibule. – Premium materials in every detail – solid wood flooring, designer lighting, and switches in brushed steel finish. – A modern kitchen 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	without finished flooring	quality vinyl flooring	wooden flooring
Flooring - bathrooms and WC	without wall and floor tiles	yes	yes
Underfloor heating	yes	yes	yes
Intercom	yes	yes	yes
Electrical installation	complete wiring and outlets	complete electrical installation including end devices	complete electrical installation including premium end devices
Switches/Sockets	no	yes - designer elements - white	yes - designer elements - stainless steel
Data	yes	yes	yes
Lighting	lighting preparation	recessed and surface-mounted lights	recessed, surface-mounted and designer pendant lights
Air conditioning - readiness	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

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


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Apartment B can be configured in two layout options: 2+kk or 3+kk. The 2+kk variant offers a generous, dominant living zone. The 3+kk variant has a more traditional layout and is suitable for typical family living.

The layout can be customized to the individual needs of the future owner, either during construction or later on.

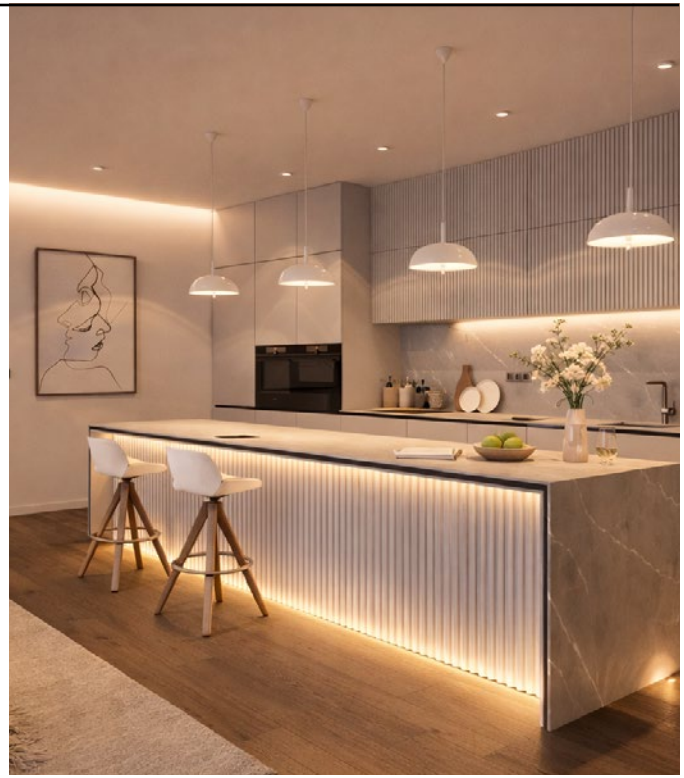
The apartment features a generous ceiling height of 3 m, which significantly exceeds the housing standards of typical new developments. This makes the space feel airy, filled with natural daylight, and offers exceptional interior proportions.

Ttimeless design:
The architectural concept is designed as a long-term value, not a short-lived trend. The use of materials with high durability minimizes the need for future interventions.

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

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

Low energy consumption:
The apartment‘s parameters approach passive house standard.



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WINDOWS & SHADING

connecting interior and the outside world

Apartment B is characterized by generous glazing with large-format aluminum windows spanning the full height of the floor. The system with thermal insulating triple glazing in a precision aluminum–aluminum design ensures:

– Excellent thermal and acoustic comfort year-round.

– Maximum intake of 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 provides 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

The choice of materials meets strict requirements 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 underscores the exceptional character of the residence. The entire interior, with the exception of the bathroom, is unified by a single type of flooring. The absence of transition strips and consistent 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 facilities, in harmony 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 transcend short-lived trends.

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

– The shower enclosure with an integrated recessed bathtub creates a visually clean and open space.

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

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

– The bathroom at **EXCLUSIVE** level is completed with built-in cabinets and an illuminated mirror.

SEPARATE LAUNDRY ROOM

Elevates housing standards by separating utility areas from relaxation and living spaces.

– The room is designed as a fully functional 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 the interior's continuity.

– The room has independent ventilation.





Apartment B features advanced technological solutions discreetly integrated into the interior with maximum attention to 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 in interior design. A heated towel rail in the bathroom serves as a supplementary 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 ambiance.

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

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

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

Exterior: The loggia features outdoor lighting and a practical electrical outlet.

ELECTRICAL 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: Common area operations are partially powered by energy from the building's own photovoltaic panels, reducing property management costs.

E-mobility: The underground garages feature infrastructure prepared for easy installation of a personal EV charger.

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

PARKING AND ACCESS

Spacious Parking: Underground garage parking spaces with generous dimensions suitable even for SUVs. The garage areas feature above-standard ceiling heights of 2.5 m – 3.8 m.

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

STORAGE ROOMS

Above-Standard Level: 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 areas through windows. Ceiling heights reach up to 2.6 m, allowing efficient use of full-height storage systems.

SECURITY AND MONITORING

Privacy and Property: Protected by a modern CCTV camera system.

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

Private Zone: In keeping with the emphasis on maximum resident privacy, the shared 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 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 properties 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 designer water feature enhances the pleasant microclimate and soothing ambiance of the garden.

Amenities and maintenance:
For residents' convenience and easy maintenance of the greenery, the garden includes two drinking water taps.

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, above-standard generous space, and privacy right in the heart of the city.

The uniqueness of Apartment B is underscored by its high flexibility – it can be realized in two layout options: The 2+kk variant offers a dominant, generously open social zone for lovers of airy spaces. The 3+kk variant relies on classic partitioning ideal for family living. Thanks to thoughtful design, the layout can be adapted to your individual needs not only during construction, but at any time in the future.

Invest in a home that adapts to your lifestyle and retains its value.

CONTACT

Lenka Pavelcová

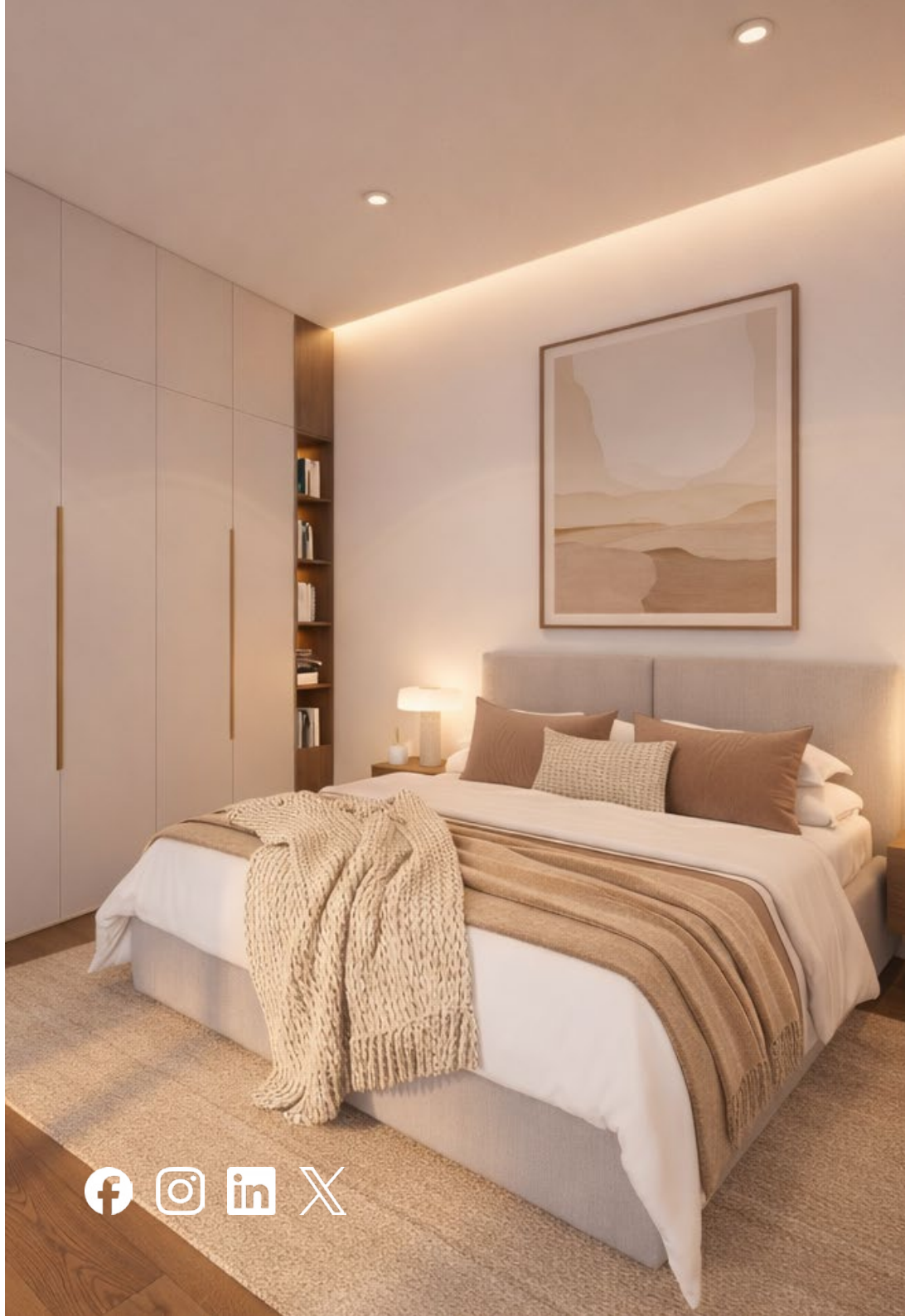
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Attachment: Technical Specifications

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 products of the same quality and price.

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Technical Specifications

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Building structure

Reinforced concrete structure, insulated brick walls,
clear height 2,950 mm

Internal non-load-bearing partitions of units – Porotherm masonry

flexibly suspended plasterboard ceilings, GKB Knauf standard

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

Heat demand of the apartment

Heat demand of apartment A: 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



Video intercom located behind the entrance door,
7“ TFT colour video monitor

Electrical wiring in copper,
switches and sockets – designer range

ABB Future Linear, studio white finish.

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

Heating

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

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



Ventilation

Extract of stale air from sanitary facilities,
bathroom and utility room; extract 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 storey height, thermal insulating triple glazing, aluminium-aluminium frame material RAL 7048 finish, window handle RAL 7048 finish.

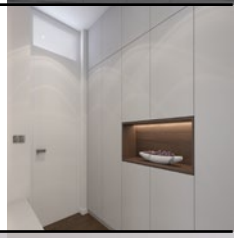
External sill aluminium RAL 7048 finish, no internal sill.

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



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

Vestibule – sliding into pocket, soft-close system,
height 2950 mm, fully glazed frosted glass finish, lacquered casing frame RAL 9016 white finish, round flush pull handle diameter 60 mm.

Utility room, bathroom/WC – laminated chipboard, RAL 9016 white finish, swing, rebateless, height 2400 mm, fixed glazed fanlight height 540 mm, lacquered casing frame RAL 9016 finish, lever-lever handle RAL 7048 finish; Lock: utility room – BB lock (passage); WC and bathroom – privacy lock.

Bedroom – sliding into pocket, soft-close system, height 2950 mm, laminated chipboard RAL 9016 white finish, frameless, round flush pull handle diameter 60 mm.



Wall finishes

Living areas, hallway and utility room
– lime-cement plaster, 2-coat white paint.

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

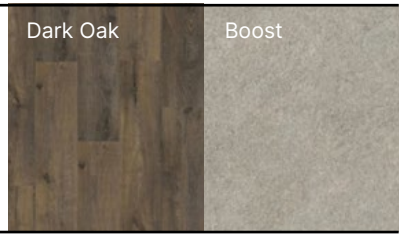


Floor coverings

Living areas, hallway and utility room – MERIT vinyl flooring,
Dark Oak decor, thickness 8 mm, including Cubu Flex skirting (Döllken).

Wooden flooring – selection of decors

Bathroom and WC – Boost mineral pearl ceramic tiles,
stone effect, 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, socket.

Light fixtures



Surface-mounted light fixtures, LARISA (RENDL).

Adjustable recessed spotLIGHTS, ARCHIo Brinja type.

Designer light fixtures – Vibia Flat grey, aluminium, diameter 55 mm.



Bathroom sanitary ware



Mayla washbasin (LOTOSAN) – 608X18X460mm, 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).

AVITAL Topino exposed thermostatic mixer, stainless steel.

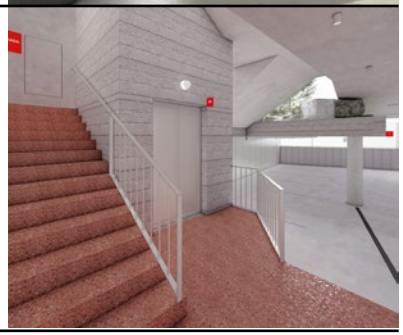


Common areas

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

Main entrance doors – aluminium, grey colour.
Electric garage doors, 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, brick walls
with paint finish, concrete floor with impregnation.

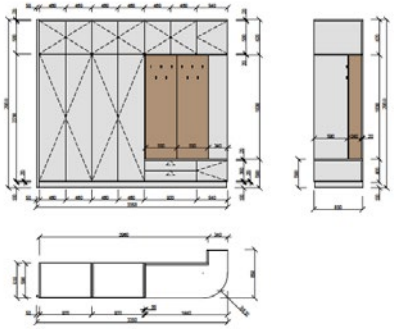
Interior doors, galvanised steel sheet with honeycomb
core, stainless steel handle-knob hardware, FAB lock.

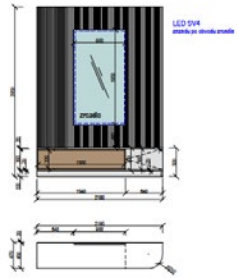
PV system and e-mobility

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

E-mobility – underground garages have preparatory cabling at selected parking spaces, possibility of installing two charging points, end charging equipment is not included in the housing standards and is paid for by the user.

Built-in wardrobes





Hallway

– doors laminate Egger U763 ST9 Pearl grey

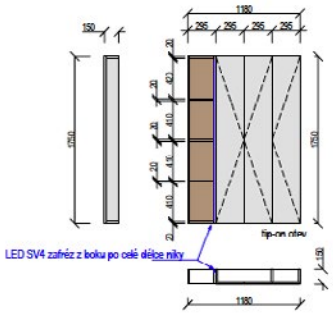
– wood decor laminate Egger H1386 ST40 Casella Oak brown

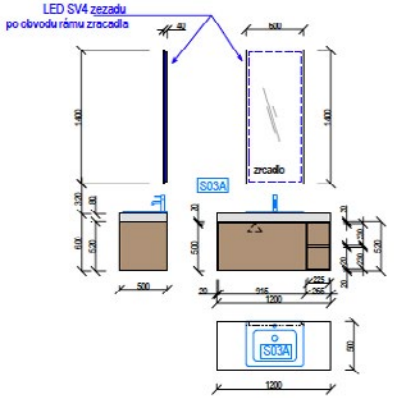
Bathroom

– doors laminate Egger U763 ST9 Pearl grey

– wood decor laminate Egger H1386 ST40 Casella Oak brown

– upper washbasin countertop lacquered NCS S2000N











Kitchen unit

– doors laminate Egger U763 ST9 Pearl grey

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

– worktop and splashback Technistone Imagine Grey Matt 20 mm

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



