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Housing
standards D

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Housing standards D

Exceptional living in the historic heart of Ostrava.

A refined blend of elegant 1895 architecture and modern minimalism.

Private residence with only eight apartments.

Private garden, covered parking,

barrier-free access.

Apartment D, with a total area of 82.3 m^2 including the loggia, combines privacy with generous space. Located on the second floor of the modern extension to the historic villa, its highlight is a spacious loggia accessible from both the living room and bedroom. The apartment interior stands out for its aesthetic purity, first-class craftsmanship, natural light, spaciousness, and lasting value. To meet individual client needs, we offer three levels of finishing – from shell condition 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

Foundation for your own concept

An apartment in shell and core condition is the ideal choice for clients who want to imprint their own vision on the interior from the very beginning.

– At this basic level, the apartment is prepared with completed electrical installation – without electrical fittings installed.

– Floor structures are completed, including underfloor heating.

– This level does not include: final painting, interior doors, door frames or finishing elements.

PREMIUM

Timeless design in harmony with the architecture

A near-complete interior using quality materials carefully selected with the project architect.

– The apartment features wall and floor finishes, quality interior doors and stylish electrical fittings.

– The bathroom includes premium wall and floor tiles, sanitary fixtures, and fittings.

– Not included at this level: kitchen units and designer feature lighting, leaving room for personal customization.

EXCLUSIVE

Highest emphasis on premium materials and design details

Fully finished interior for the most discerning – ready for immediate move-in. Maximum comfort with no further modifications needed. Beyond the PREMIUM housing standards, you also receive:

– Custom bathroom furniture with an illuminated mirror.

– Impressive entrance areas with a custom wardrobe in the vestibule.

– Premium materials in every detail – solid wood flooring, designer lighting, and switches in brushed steel finish.

– A modern design 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 two-coat white paint	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 - final finishes	yes	yes	yes
Floor coverings - living areas and laundry room	without floor coverings	quality vinyl flooring	hardwood flooring
Wall finishes - 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 fittings - white	yes - designer fittings - stainless steel
Data	yes	yes	yes
Lighting	light fixture preparation	spotlights and surface-mounted fixtures	spotlights, surface-mounted and designer pendant fixtures
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 cabinets and built-in appliances	no	no	yes
Built-in wardrobe – hallway / bathroom	no	no	yes

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


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ARCHITECTURE & TECHNICAL SOLUTIONS

the foundation of lasting value



Apartment D features a generous ceiling height of 2.95 m, significantly exceeding the housing standards of typical new builds. The space feels airy as a result, works with natural daylight, and offers exceptional interior proportions.

Timeless design:
The architectural concept is conceived as a long-term value, not a short-lived 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. The low number of units creates an intimate atmosphere and privacy, 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 the interior with the outside world

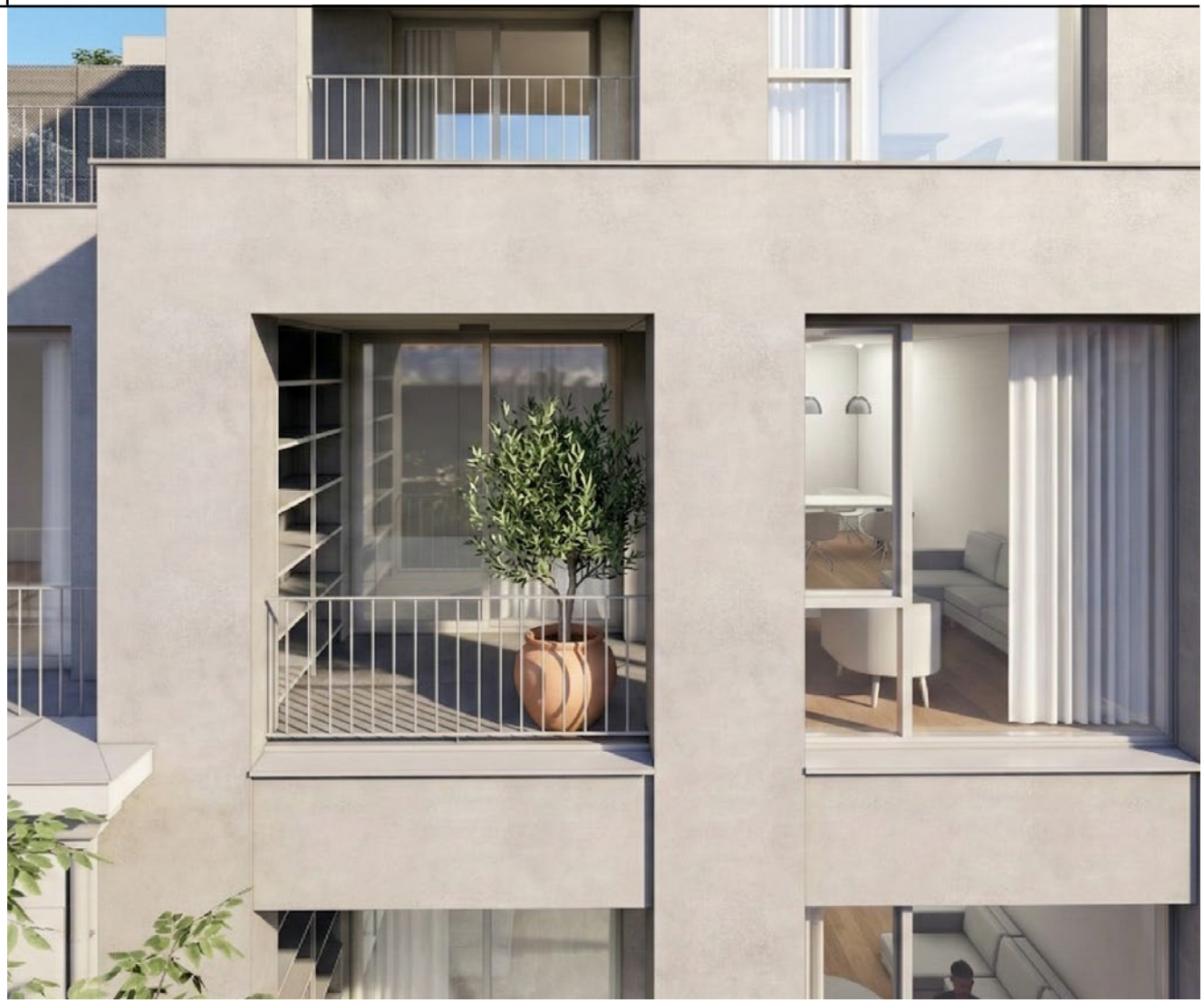
Apartment D is characterised by generous glazing using large-format aluminium windows spanning the full floor height. The thermally insulating triple-glazed system with precision aluminium frame construction ensures:

– Excellent thermal and acoustic comfort throughout the year.

– 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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FINISHES & SURFACES

a harmonious whole and everyday comfort

The choice of materials is subject to 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 the uniform décor visually enlarge 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 a white shade.

The **EXCLUSIVE** level features solid wood flooring, which 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 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 transcend short-lived trends.

– The interior features large-format ceramic tiles and cladding with a subtle natural stone texture, complemented by elegant 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 residential standards.

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

– Bathroom fixtures at the **EXCLUSIVE** level are complemented by 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 washing machine 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, emphasizing interior continuity.

– The room has independent ventilation.





Apartment D uses advanced technological solutions discreetly integrated into the interior with maximum attention to aesthetics.

HEATING AND COOLING

Underfloor heating: A hot water 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 is 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 to suit the client's taste.

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

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

Exterior: The loggia is equipped with 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: The building's common areas are partially powered by energy from on-site photovoltaic panels, reducing property management costs.

Electromobility: The underground garages are equipped with infrastructure for easy installation of a personal EV charger.

The villa's amenities are designed with the same emphasis on quality as the living spaces themselves. Every element is designed to ensure 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 quality: The storage rooms represent a significant qualitative 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 indoor climate.

Light and space: Natural daylight enters the storage rooms through windows. Ceiling height reaches up to 2.6 m, allowing efficient use of floor-to-ceiling storage systems.

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 maximum resident 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 terraced private space reserved exclusively for the building's residents. It represents a sensitive blend of historic atmosphere and modern landscape architecture.

Total privacy:
The garden is visually separated from neighbouring plots by fencing and a mature hedge.

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

Materials and design:
The pathways are paved with large-format concrete slabs, while the main living area features classic granite setts, referencing the villa's historic character.

Water feature and atmosphere:
A small designer water feature enhances the pleasant microclimate and soothing ambience of the garden.

Maintenance: For residents'
convenience and easy upkeep of the greenery, the garden includes two water taps.

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



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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—all found right in the city center.

Invest in a home that retains its value.

CONTACT

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Appendix: Technical Specifications

Visualizations are for illustrative purposes only. All elements shown are illustrative and indicate the price and quality level of finishes. The seller reserves the right to replace 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 masonry walls,
clear ceiling height 2,950 mm

Internal non-load-bearing partitions – Porotherm masonry

Flexibly suspended plasterboard ceilings, GKB Knauf standard

Acoustic parameters

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

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

Wall between apartment and corridor
airborne sound insulation 57 dB / housing standards requirement: min. 52 dB

Heat input to apartment

Heat input to 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



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

Copper electrical wiring,
switches and sockets – designer range

ABB Future Linear, studio white finish.

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

Heating

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

Bathroom also includes 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 kitchen hood.

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.

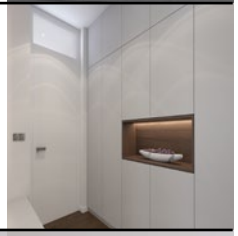
External sill aluminium RAL 7048 finish, no internal sill.

ISOTRA SCREEN HR10-ZIP exterior screen roller blind, integrated into the 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

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

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

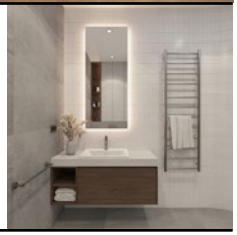
Bedroom – pocket sliding door, soft-close system, height 2,950 mm, white RAL 9016 laminated particleboard, frameless, with a solid round recessed pull handle, diameter 60 mm.



Wall finishes

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

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

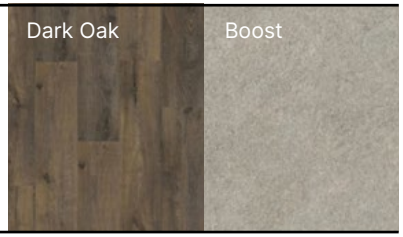


Floor coverings

Living rooms, hallway and laundry room – MERIT vinyl flooring,
Dark Oak décor, thickness 8 mm, including Cubu Flex skirting (Döllken).

Wooden flooring – choice of décors

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, socket.

Light fixtures



Surface-mounted light fixtures, LARISA (RENDL).

Adjustable recessed ceiling spotlights, BJORK type (RENDL).

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



Bathroom sanitary fittings



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 shower mixer AVITAL Topino, stainless steel.

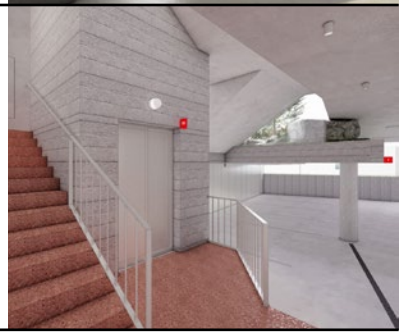


Common areas

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

Main entrance door – aluminium, grey colour.
Electric garage door, remote controlled.

Parking – reinforced concrete slab floor with screed; clear height 2500 mm and 3800 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 2600 mm, masonry walls
with paint finish, concrete floor with impregnation.

Interior door, galvanised steel sheet with honeycomb
core, stainless steel lever-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 of installing 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

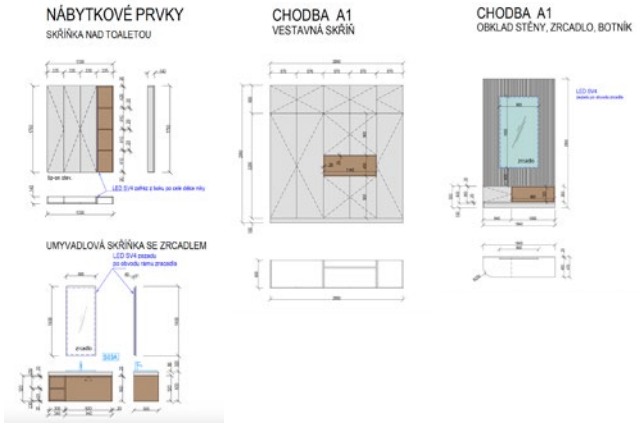
– wood décor laminate Egger H1386 ST40 Casella Oak Brown

Bathroom

– doors laminate Egger U763 ST9 Pearl Grey

– wood décor laminate Egger H1386 ST40 Casella Oak Brown

– upper washbasin countertop lacquered NCS S2000N





Kitchen unit

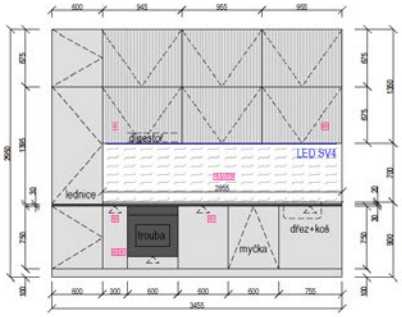
– doors laminate Egger U763 ST9 Pearl Grey

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

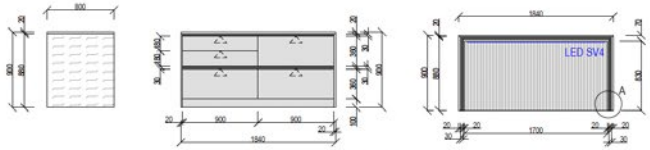
– worktop and splashback Technistone Imagine Grey Matt 20 mm

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

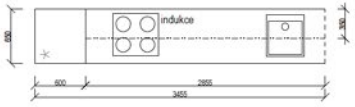


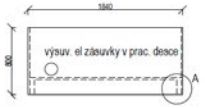


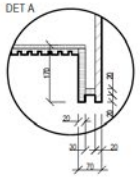
bezuchytkové otevírání - profil "J" , "C" hliník, černý mat



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