

The background of the page is a light beige or cream color with a marbled pattern. The marbling consists of irregular, wavy, and layered bands of slightly darker beige and light brown tones, creating a textured, organic appearance.

REZIDENCE DEJVICE

Standards

Exterior

GREEN ROOF

The project includes a green roof that enhances the local microclimate, retains rainwater and reduces dust in the surrounding area. It also improves the building's thermal stability and creates a natural overall aesthetic element.

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Standards



Exterior

BALCONIES AND TERRACES

The balconies are equipped with glass panels that underline the architecture's elegant and light character.

The balcony floors are made of large-format tiles with dimensions of 900 × 900 mm in a marble design, seamlessly matched the bathroom style.

The terraces have wooden floors, adding natural warmth and cosiness to the space.

Outdoor lighting, an electrical socket and a water connection are included to increase everyday comfort and practicality.

Preparations for the installation of shading have been made for selected apartments.

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Standards



Exterior

WHIRLPOOL AND OUTDOOR SHOWER

For selected apartments with a terrace, preparation have been made for the installation of a whirlpool and an outdoor shower.

This solution enables the future owner to add a private relaxation zone to the terrace and create a place for rest and refreshment in complete privacy.



Exterior

WINDOWS

The apartments have light grey aluminium windows with hidden frames and triple glazing, providing maximum natural lighting and excellent thermal insulation properties.

Exterior blinds in the same shade, providing privacy and effective light management, are included. They can be operated using a remote control or a convenient mobile app.

ENTRY DOOR

A class 3 security entry door combines elegant design and first-class home protection.



Interior

INTERIOR DOORS

The apartments feature white doors with brushed chrome fittings and handles, and a superior height of 2 400 mm, executed in a flush design with hidden hinges integrated into concealed frames.

CEILINGS

The suspended ceilings with a clear height of 2 700 mm give the space an airy and generous feeling.

FLOORS

Elegant oak parquet floors made of natural wood give the interiors a warm and sophisticated character. The top wooden layer of 4 mm allows for at least one sanding. The skirting boards are white.



Interior

BATHROOM

Imola The Rock 600 × 1 200 mm large-format tiles in an elegant marble design give a timeless impression.

In selected bathrooms, the shower enclosures are even executed in a 1 200 × 2 700 mm format.

The wall tiles feature stone-finished corners.

The brushed chrome mixer taps underline the modern and sophisticated style.

Depending on the apartment's layout, the bathrooms are equipped with a bathtub or walk-in shower with a linear drain discreetly integrated into the floor.

Bidet showers are also included for enhanced comfort and hygiene.

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Standards



Interior

BATHROOM



Grohe Essence New basin mixer tap in a stainless-steel design, supersteel colour



Ceramic Villeroy & Boch Collaro 60 cm washbasin in alpine white



Ceramic Villeroy & Boch Collaro 120 cm washbasin in alpine white with two tap holes



Ceramic Villeroy & Boch Avento 36 cm washbasin in alpine white



Villeroy & Boch sink drain with click-clack system, chrome finish, white ceramic plug



Villeroy & Boch non-closable sink drain in chrome finish, white ceramic plug



Grohe designer trap in brass, supersteel colour

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Standards

Interior

BATHROOM



Villeroy & Boch Oberon bathtub, 170 x 70 cm, 170 x 75 cm or 180 x 80 cm, made of Quaryl - a scratch-resistant material with excellent thermal insulation and very good anti-slip properties



Grohe Rainshower Aqua Stick hand shower with water-saving technology in supersteel finish



Grohe Silverflex shower hose in supersteel finish



Grohe Essence New wall-mounted bath mixer tap with diverter in supersteel finish

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Standards

Interior

KOUPELNA



Walk-in shower with frameless glass screen

Concept 200 EVO 800 mm shower drain with
Concept 200 grid



Grohe Euphoria System 310
shower system with
thermostatic mixer, overhead
shower and hand shower with
three spray patterns, supersteel
finish



Imola The Rock wall and floor
tiles, 60 × 120 cm, matt finish,
ardesia colour

REZIDENCE
DEJVICE

Standards

Interior

TOILET



Villeroy & Boch Verity Exclusive wall-hung toilet with SoftClosing seat and TwistFlush flushing system in alpine white



Grohe Nova Cosmopolitan S Pro flush plate, dual flush, plastic version in supersteel finish



Smooth and reliable toilet operation is ensured by the Grohe Uniset and Grohe Rapid SLX modules



Tres Study bidet spray with stainless steel finish

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Standards

Interior

EN-SUITE BATHROOM AND WALK-IN CLOSET

Selected apartments feature an en-suite bathroom directly connected to the bedroom and a spacious walk-in wardrobe, ensuring comfortable and well-organized storage space.

NIGHT LIGHTING

Selected apartments are equipped with pre-installation for night lighting, allowing the subsequent installation of orientation lights to ensure a sense of safety and comfort after dark.

SAUNA

For maximum relaxation, selected apartments are prepared for sauna installation.



PARKING SPACE AND CELLAR

Each apartment includes a cellar for convenient storage of seasonal items and a spacious parking space, ensuring comfortable and secure parking.

Larger apartments come standard with two adjacent parking spaces. For selected apartments, the storage unit is located directly next to the parking space.





HEAT RECOVERY

Each apartment is equipped with its own central heat recovery unit, ensuring a constant supply of fresh air without heat loss.



THERMOSTAT

Every living space features independent temperature control, which can be managed via a physical control panel or conveniently through a mobile application.



COMMON AREAS

The building's common areas include a glass staircase filled with daylight, a bicycle storage room, a wash area for bicycles and dogs, and a practical stroller room.



WATER PURIFICATION

A central water treatment unit is installed for the entire building, ensuring consistent water quality and purity for all apartments.



HEATING AND COOLING

The apartments use a ceiling-based heating and cooling system that ensures an even temperature distribution, maximum acoustic comfort, and a clean design without visible radiators. Heating and cooling are provided via radiant transfer, eliminating drafts.

Bathrooms and hallways are heated by underfloor heating.

Group	Element	Standard
Exterior	Aluminium windows	Light grey shade, triple glazing, concealed frames, HS portals
	External venetian blinds	Light grey shade, controlled via app or remote control
	Balconies	Glass
	Terrace floor	Wooden
	Balcony floor	Tiles, 900 x 900 mm, marble pattern seamlessly matched the bathroom design
	Terraces, balconies, front gardens	Lighting, electrical socket, terraces and front gardens - water supply
	Terrace shading	Preparation in selected apartments
	Whirlpool and outdoor shower	Preparation in selected apartments
	Front garden	
Interior	Apartment entrance door	Security class 3
	Key	Single key for all doors
	Ceilings	Suspended ceilings; in living rooms with a clear height of 2 700 mm
	Interior doors	Height 2 400 mm in flush design with hidden hinges, integrated into concealed frames
	Floor	Oak parquet made of natural wood with 4 mm top wooden layer allowing at least one sanding
	Skirting boards	White
	Switches and sockets	White
	Kitchen area preparation	Connections terminated in the kitchen unit area
	En-suite bathroom + walk-in closet	Adjacent to bedrooms in selected apartments
	Apartment night lighting	Preparation in selected apartments
	Sauna	Preparation in selected apartments

Group	Element	Standard
Bathroom	Wall and floor tiles	Large-format tiles 600 x 1 200 mm Imola The Rock in matt finish in colour ardesia, in selected bathrooms the shower enclosures are finished in format 1 200 x 2 700 mm, the wall tiles feature stone-finished corners, marble pattern matches the balcony tiling.
	Washbasins and hand basins	<ul style="list-style-type: none"> • Ceramic washbasin Villeroy & Boch Collaro 60 cm in colour Alpine White • Ceramic washbasin Villeroy & Boch Collaro 120 cm in colour Alpine White with two tap holes • Ceramic hand basin Villeroy & Boch Avento 36 cm in colour Alpine White • Sink drain Villeroy & Boch with click-clack system or non-closable in chrome finish, white ceramic plug • Trap Grohe in brass finish in colour supersteel
	Faucets and shower sets	<ul style="list-style-type: none"> • Deck-mounted basin mixer Grohe Essence New in stainless finish in colour supersteel • Hand shower Grohe Rainshower Aqua Stick • Shower hose Grohe Silverflex in colour supersteel • Wall-mounted bath mixer tap Grohe Essence New with diverter in colour supersteel • Shower set Grohe Euphoria System 310 with thermostatic mixer, overhead shower and hand shower in colour supersteel
	Bathtub	<ul style="list-style-type: none"> • Bathtub Villeroy & Boch Oberon 170 x 70 cm, 170 x 75 cm or 180 x 80 cm made of quaryl
	Walk-in shower	<ul style="list-style-type: none"> • Frameless glass shower screen Walk-in • Shower drain 800 mm Concept 200 EVO with grid Concept 200
	Toilet	<ul style="list-style-type: none"> • Wall-hung toilet Villeroy & Boch Verity Exclusive with SoftClosing seat and TwistFlush flushing in colour Alpine White • Flush plate Grohe Nova Cosmopolitan S pro, dual flush, in plastic finish in colour supersteel • Bidet spray Tres Study with stainless steel finish
	Concealed cistern	<ul style="list-style-type: none"> • Grohe Uniset and Grohe Rapid SLX modules
	Bidet sprays	In all bathrooms where technically feasible

Group	Element	Standard
Equipment	Heat recovery ventilation	Central unit for each apartment
	Ceiling heating and cooling	In living rooms
	Underfloor heating	Bathrooms and corridors
	Temperature control	Control panel in every living room and bathroom + controlled via app
	Safety	Fire detectors
	Water treatment	Central unit for the entire building
	Green roof	
	Low-voltage wiring	Data outlet in every living room
	Heating/cooling, DHW	Heat pump system
Structural works and technical facilities	Foundation structures	Piles and reinforced concrete foundation slab
	Vertical load-bearing structures	Combination of reinforced concrete structures and calcium-silicate blocks
	Internal partitions	YTONG masonry
	Horizontal load-bearing structures	Monolithic reinforced concrete slabs
	Staircase	Monolithic reinforced concrete
	Insulation system	Mineral wool, final render
Common areas	Bike room	1st underground level
	Wash station (shower)	For bicycles and dogs, including dog drying
	Stroller room	1st underground level
	Lift	Barrier-free, stainless steel
	Staircase and common corridors	High-quality ceramic tiling
	Main entrance door	Single key for all doors
	Entrance canopy	
	Entrance lighting	With photocell
	Video doorbell	
	Garages	Remote control via app; exit without using a remote
	Cellars	Masonry, wooden doors, steel frames
	Parking space	Electrical socket / lockable access

The developer reserves the right to change the manufacturer or type of product while maintaining the qualitative parameters of the building. All specified products may be substituted, without prior notice, with other products of comparable quality.

Technology	Standard (included)	Preparation (included)	Optional (extra charge)
Wallbox (EV charging)		✓ construction preparation at each parking space + power management	✓ wallbox 11 kW / 22 kW, NFC, metering, billing
Smart home (Loxone)	<ul style="list-style-type: none"> ✓ app-based temperature control in every room ✓ app-based blind control 	✓ Loxone central unit	<ul style="list-style-type: none"> ✓ extended functions ✓ connection to the building weather station
Lighting in common areas, corridors and staircases	✓ with photocell		
Apartment lighting			✓ individual app-based control solution
Night lighting in selected apartments	✓ small round spotlights just above the floor		
Fire alarms	✓		<ul style="list-style-type: none"> ✓ app notifications ✓ connection to central monitoring station
Apartment security (alarm)			✓ complete system (wired / wireless)
Flood sensors			✓
Access system (building + apartment)	✓ video intercom		
Awning shading		✓ preparation (current wiring or wireless) + weather station for the building	✓ installation + control via app + connection to weather station
External blinds	✓		✓ control via app + connection to weather station
Weather station	✓ (centralized for the entire building)		
Heat recovery	✓ app control		
Garage doors	✓ license plate recognition		
Sauna in selected apartments		✓ preparation (current wiring or wireless)	✓ implementation + connection
Elevator button in the apartment	✓		✓ control via app + connection to weather station

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Preparation for premium equipment

Floor	Flat No.	Layout	Floor area (m ²)	Hot tub	Outdoor shower	External shading (awning)	Sauna (in apartment)	Night lighting (in apartment)
1	101	3+kk	93,88	✓	✓	✓	✓	✓
1	102	2+kk	67,51	—	✓	✓	✓	✓
1	103	4+kk	116,66	✓	✓	✓	✓	✓
1	104	4+1	118,70	✓	✓	✓	✓	✓
2	205	4+kk	98,77	✓	✓	✓	—	✓
2	206	2+kk	57,14	—	—	—	✓	✓
2	207	3+kk	95,23	—	—	—	✓	✓
2	208	4+1	109,34	—	—	—	—	✓
2	209	2+kk	67,58	—	—	—	✓	✓
2	210	4+kk	109,76	✓	✓	—	✓	✓
3	311	4+kk	119,87	✓	✓	✓	✓	✓
3	312	2+kk	44,24	—	—	—	—	—
3	313	3+kk	92,36	—	✓	—	✓	✓
3	314	2+kk	51,33	—	—	—	—	—
3	315	3+kk	103,02	✓	✓	✓	✓	✓
3	316	3+kk	83,94	—	✓	—	—	✓
4	417	4+kk	114,39	✓	✓	✓	✓	✓
4	418	2+kk	60,76	—	—	—	✓	✓
5	519	5+kk	159,71	✓	✓	✓	✓	✓

The background of the entire page is a piece of marbled paper with a complex, organic pattern of swirling, wavy lines in various shades of beige, cream, and light brown. The pattern resembles natural stone or aged parchment.

RESIDENCE DEJVICE

New living with the spirit of old Dejvice