

## DEVELOPER FINISHING STANDARD

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### BONA URBAN VILLA

(Poznań, ul. Podlaska 16)

BONA AND GEMINA VILLAS ARE FOUNDED ON A COMMON UNDERGROUND FLOOR WHICH FEATURES: GARAGE AREA WITH PARKING SPACES, STORAGE ROOMS, FITNESS AREA AND UTILITY ROOMS.

#### STRUCTURE

Continuous footings of the Villas were made using the reinforced concrete technology, including damp insulation. The walls of the basement were built of concrete blocks, covered with plaster from the inside. From the outside, they are provided with a damp proof membrane (tar paper by Bauder) and thermal insulation of XPS expanded polystyrene. In the case of external construction walls, ceramic bricks by Röben and sand-lime bricks by Silka were used. Floors and stairs are monolithic, made of reinforced concrete. Flues allowing the installation of the fireplace are available in each apartment.

#### ROOF

It has a classical, mansard form, with plain ceramic tiles (Creaton). It was provided with hand-made decorative elements - of titanium-zinc sheet by VMZINC. It is provided with a lightning protection system.

#### ELEVATION

The insulating layer is composed of a 15-cm layer of Styrofoam from STYROPOZ (also used for cornices). The exclusive nature of the Villas is highlighted by decorative items made of Red Meranti mahogany and massive custom-made steel powder-coated railings. Also, external window sills are made of titanium-zinc sheet (VMZINC) which perfectly matches the unique style of the Villas.

#### WINDOW FRAMES

The windows on each floor were custom-made by Zakład Stolarki Budowlanej Sobański using the same valuable variety of mahogany, Red Meranti. All of them come with the Passiv 92 profile and aluminium blinds in brown with an installed electric drive. The windowpanes are characterised by high sound (Rw = 39 dB) and thermal insulation (U = 0.5). And the attic windows were made of high-quality aluminium joinery supplied by Opal Grodzisk Wielkopolski.

## **ENTRANCE DOOR TO THE BUILDING**

The front door just as the windows was made of Red Meranti mahogany, in Passiv 92 profile, by Zakład Stolarki Budowlanej Sobański. They have burglar resistance class C.  
**SEE THE VILLA SECURITY SYSTEM.**

## **ENTRANCE DOORS TO APARTMENTS**

The building concept assumes entrance doors to the apartments with a custom height. Secure automatic doors that ensure safety will be used. To open it, you only need to place a magnetic card in front of the display, which is an electronic key with an embedded microchip. This innovative safety system eliminates conventional keys, and constant access control is provided by the microchip which sends a signal to the door. A unique code – selected from billions of possible combinations – with it no microchip can be duplicated and each "entry" is identified. System features: memorise new keys, allow or prohibit access, block lost or stolen keys.

The entrance doors to the apartments have increased burglar resistance class C4 and high fire resistance EI 60.

**SEE THE VILLA SECURITY SYSTEM.**

## **LIFT**

Especially for the users of the Villas, we installed a lift by ORONA with hydraulic drive (with a capacity of 630 kg). Its ceiling is made of stainless steel, and the style of the floor and the side walls corresponds to the common areas. The lift is equipped with an automatic telescoping landing door made of stainless steel. In addition, it is provided with a video entry phone.

Rules for accessing the apartments from the lift:

For household members – using the chip card, which is an electronic key and allows access only to their own apartment and the common areas.

For guests – using the video entry phone a household member lets guests in. In the case of floors 1 and 2, the video entry phone allows access only to your level.

## **PARTITION WALLS**

The apartments have not been provided with partition walls to allow complete freedom of architectural arrangement for the future customers. The price of the developer finishing standard includes partition walls with a thickness of 8 or 12 cm using calcium-silicate elements from Silka (which provide better sound insulation).

## **FLOORING**

Basement floors are provided with damp insulation made of heat-sealable tar paper by BAUDER and 10cm thick thermal insulation (XPS Styrofoam). Basement floors will correspond to the custom-designed common areas. Floors on the terraces are decorated with granite tiles (the waterproofing layer is made of heat-sealable tar paper by VEDAG). Floors in the apartments are provided with thermal and acoustic insulation made of 4-cm thick polystyrene and a layer of screed.

The price of the developer finishing standard does not include target floor finishing in the apartment (wood, stone).

## PLASTER AND CLADDINGS

In the underground part, cement and lime plaster by BAUMIT was used. In the aboveground part, gypsum plaster was used. The walls in the apartments will be primed and ready for final painting.

## FLOORS

In the underground part, thermal insulation is provided by 10-cm thick mineral wool, covered using spray plaster in white. The aboveground floors were plastered with gypsum plaster and primed. Exceptions are elements of the suspended ceiling system made of gypsum plasterboards along the ducts and air handling units.

## MEZZANINE

The apartment on the top floor can have a mezzanine. The detailed design is available.

## CENTRAL HEATING

The heat centre which provides hot water to the Villas and water for central heating was installed in the basement and is supported by the Veolia Group. All matters related to its operation will be managed by the administration of the Villas. The heating system in the apartments in developer finishing standard will be installed based on Customer requirements using trench heaters, with ladder heaters in the bathrooms (Zehnder Virando). Convector heaters will be used in the basement.

**As an additional option, underfloor heating in any room of the apartment can be ordered.**

## WATER AND SEWAGE SYSTEM

In the basement, there is a water connection, meter and sub-meter for water intended for the maintenance of the garden. All matters related to maintenance of the garden and systems will be managed by the administration of the Villas. In the garage, there is the sanitary installation and risers leading to the upper floors. The individual apartments will be provided with water and sewage system (designed by the Customer) made using the latest systems such as low-noise PVC pipes. The standard option does not include fittings and sanitary equipment.

## VENTILATION

The ventilation system used in the Villas is based on elements provided by AERECO: vacuum supply of outside air into apartments through pressure air inlets and exhaust to ventilation stacks through humidity sensitive grilles with automatic flow control. The exhaust system in each apartment is supported by a fan.

**As an additional option, we offer mechanical supply and exhaust ventilation with heat recovery based on a recuperator. Fresh and "consumed" air is supplied and exhausted by the recuperation unit. This solution provides greater thermal comfort and energy efficiency. The user can independently control the amount of air flow.**

## FIREPLACE

Due to current regulations, a fireplace can be installed only with the option of mechanical ventilation. The standard includes the flue, but without the fireplace insert and the fireplace itself.

## AIR CONDITIONING

The developer finishing standard includes air-conditioning in the VRV system by LG. It consists of elements hanging in every room on the wall - the so-called splits, controlled by the remote control and the central unit placed in the garage. The system has a heating function.

**As an option, decorative indoor units can be supplied for an additional fee. As an additional option, we offer ducted air-conditioning which requires suspended ceilings or covering the ducts distributing cool air. The advantage of this solution is the lack of visible indoor units (splits).**

## CENTRAL VACUUM CLEANER

All apartments in the developer finishing standard will be provided with the central vacuum-cleaner system made of PVC pipes with three suction sockets and one automatic dustpan. The central unit is not included in the developer finishing standard.

## ELECTRICAL SYSTEM

Complete electrical and lighting system will be executed in the common areas (garage, staircase, fitness area). The wiring system in the apartments in the complex will be executed according to the detailed design of the Customer (85 electrical points and switchboard). The price of the developer finishing standard does not include fittings and devices.

As a standard we offer free@home home automation system, which includes the standard control of:

- shutters,
- video entry phone,
- lighting in the basic on/off version.

In addition, the standard will also include the hello&goodbye function allowing to switch on and off lighting throughout the apartment with one touch.

The system allows you to control the functions using mobile devices such as phone, smartphone, tablet.

As additional functionality (within the reliable KNX system), it is possible to extend the intelligent control system to include:

- temperature control,
- climate control,
- changing the intensity of light in the room,
- control of light scenes,
- multiroom – distribution of music to components, e.g. by Sonos, music control (switching and volume, source selection),
- information about a letter/parcel in the mailbox – changed the colour of the switch,

- visualisation of space on the display – intuitive control of the available functions,
- full integration with the KNX alarm system,
- presence simulation – e.g. switching the lighting on and off, lowering and raising the blinds in the absence of the household members,
- weekly and daily schedules – programming of temperature, light scenes,
- installation of anti-flooding detectors and integrating them into the KNX system,
- installation of CO2, sleeping gas, carbon monoxide sensors and integrating them into the KNX system,
- multimedia controls – e.g. Blue-ray, DVD, servers, entertainment equipment via mobile device.

## **ALARM SYSTEM**

The developer finishing standard includes an alarm system based on ABB central unit dedicated to the apartment. The system will include wired detectors (6 detectors), remote control, system coupled to a telephone and a panic button.

## **ENTRY PHONE SYSTEM**

The apartments are equipped with colour video entry phone with call redirection, e.g. to the concierge. Cameras are installed at the units located at the wickets and at the entrance to the villas. The system is configured with an entry card to the lift and the apartment, and through the entry phone provides a voice connection between the apartment and the concierge.

## **RADIO, TELEVISION AND TELEPHONE**

Each room has a TV socket (double coax cable) and the internet. The standard does not include fixtures and equipment. Satellite TV signal (Hotbird and Astra), terrestrial TV signal (DVB-T) and cable TV signal from INEA and Echostar are available.

## **INTERNET ACCESS**

Each Villa is provided with fibre optic Internet connection. The technology used allows you to have a symmetrical broadband connection of up to 40 GB/s. Details of the offer depend on the speed package. The suppliers of the connection are EchoStar or INEA.

## **OUTSIDE AREA**

### **GARDEN**

The Villas are surrounded by a beautifully arranged, custom-designed garden. The garden is equipped with an advanced irrigation system with program selector located in the service area. Paulin System is responsible for the execution and taking care of the garden.

## **DRIVEWAYS, GATES AND FENCING**

Each Villa has a driveway from Podlaska Street made of high quality grey granite blocks with dimensions of 8/11. The fence from Podlaska Street combines elements of brick and steel. The gates (in the fence and \_\_\_\_\_ leading

to the garage) are automatically opened and were made by Hormann. The Villas have charming, atmospheric exterior lighting.

## **ACOUSTIC SCREEN**

Within 6 months of signing the sale agreement, a transparent acoustic screen from Niestachowska Street will be built. We have all the necessary documents and licenses in this respect.

## **II. COMMON AREAS**

### **PASSAGEWAYS**

The custom-designed spatial staircase was finished with the highest quality materials. The cosy, warm climate is provided by sophisticated lighting controlled by presence sensors and decorative railings.

### **GARAGE HALL**

The floor in the garage will be covered with durable and designer outdoor materials. Access to the garage area will be provided by automatic garage doors with individual access codes (garage and entrance gate). Entrance to the car park will be possible from Podlaska Street. Each apartment will be provided with two dedicated parking places in the garage.

### **RECREATION ZONE**

The underground part common to two Villas is equipped with a gym, personal training and massage rooms. With this solution, masseurs and coaches visiting the residents do not have to enter the apartments.

## VILLA SECURITY SYSTEM

The area around the Villas is strongly protected through the use of both the system of passive and active monitoring. **The passive system** consists of a set of cameras with motion detection function monitoring: the entrance to the building, the driveway to the garage, the interior of garage, the gate and the spaces between the fence and the buildings. The image from the cameras is stored on a hard disk of the recorder.

**The active system** consists of security guards on duty (one of them patrolling the area of 6 Villas 24 h/7 days a week, and the other staying in the guard booth and watching the area via the cameras). They are supported by the intervention team that has a fixed response time.

The contractor reserves the right to introduce changes to the used building materials, provided that they are admitted to trading on Polish territory and meet the technical requirements corresponding to the elements of buildings for the construction of which they will be used. The approved building designs are subject to modification in accordance with the Construction Law during the construction process.