

“ELEMENTAL” CONDITION

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A STANDARD THAT DOES NOT REQUIRE THE FUTURE OWNER TO UNDERTAKE MAJOR CONSTRUCTION WORKS BUT STILL OFFERS THE POSSIBILITY TO DESIGN THE APARTMENT ACCORDING THE PERSONAL DEMANDS

Fit out is one of the most important factors to consider when choosing an apartment. At the same time many buyers are not interested to be responsible for major construction works and rather prefer to be able to have an apartment within few weeks ready to move in.

In the project OVENECKA N^o. 33 Prague Prime Homes offers future owners the possibility to combine both requirements – no major reconstruction works on the one hand, but still the possibility to design the apartment according to the future owner’s personal demands and needs and this standard is called “ready to finish”.

It means that each apartment sold is offered to the client in a “ready to finish” condition which means that the apartment is finished to the following extend:

- New entrance doors to the apartments in line with state-of the art standards and new or new renovated original windows
- Partition walls within the apartment built and prepared for final finish
- Floating floors prepared for final covering with tiles or parquets
- Bathrooms prepared for final finish - all services and connections have been prepared – tiles and bathroom equipment is installed by the buyer
- Electrical lines and heating pipes distributed within the apartment – sockets, light and switches will be installed by the buyer in line with his taste
- Video phone system in all apartments and lines for internet, phone and TV connection in all apartments

DESCRIPTION OF “READY TO FINISH” COMPLETION STANDARDS

Flooring

- Living rooms: floating screeds, ready for final covering
- Bed rooms: floating screeds, ready for final covering
- Kitchen: floating screeds, ready for final covering
- Bathrooms, WC: floating screeds, ready for final covering
- Corridors: floating screeds, ready for final covering

Walls and Ceilings

- Living room, bedroom, kitchen, corridors: Cleaned and primed surfaces ready for final painting or other covering
- Bathrooms, WC: primed surfaces ready for covering with tiles. Ceilings ready for painting

Doors and Windows

- Apartment entrance door: Burglar resistant with safety fittings corresponding to the design of the building
- Interior doors: door panels to be installed by the future owner
- Windows and balcony doors: new or new renovated original windows

Sanitary devices

All connections to the sanitary facility will be installed and prepared, the furnishings will be provided and installed by homeowners

- Bathrooms: Plumbing installation for washbasin, bathtub and/or shower, toilet
- WCs: Plumbing installation for washbasin, toilet
- Kitchen: connection for water and waste water
- Connection for washing machine in the bathroom or storage room depending on the unit

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Electrical installation

- New electrical lines installed in all rooms with ceiling outlets and outlets for switches and sockets
Sockets and switches themselves to be installed by the future owner
- High voltage electrical line in kitchen
- Telephone, internet and TV connection in all apartments

Heating

- Central heating system in the building, in the apartment will be new heating pipes and radiators

IN ADDITION THE DEVELOPER OFFERS ALL BUYERS THE COMPLETION OF THE APARTMENTS IN TURN-KEY STANDARD, WHEREBY BUYERS MAY CHOOSE BETWEEN DIFFERENT FIT-OUT STANDARDS.