GERLACH
REZORT

DESIGN MANUAL

STANDARD EQUIPMENT AND FURNISHINGS OF APARTMENTS

CONTENT

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3 - 5	STANDARD EQUIPMENT AND FURNISHINGS OF APARTMENTS
6	FLOOR AND DOOR
7	SANITATION OF OTHER FURNISHINGS OF THE APARTMENT
8	STANDARD EQUIPMENT CONTENT
9	TAPS
10	FLOORS AND COVERINGS

STANDARD EQUIPMENT

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FRAMEWORK STRUCTURE
- combined reinforced concrete load-bearing system complemented by load-bearing walls made of ceramic masonry
- reinforced concrete ceiling panels

FACADE
- insulation system with thermal insulation- polystyrene and/or mineral wool in terms of project documentation
- noble exterior plaster/a or ventilated facade

CONSTRUCTION DETAILS
- walls between individual apartments - monolithic, reinforced concrete walls, or acoustic ceramic masonry
- interior separation walls - ceramic masonry

WALL AND CEILING SURFACE FINISHES
- white painted plaster
- bathrooms, toilet - ceramic facing
- ceilings - white painted plaster

WINDOWS AND BALCONY DOORS
- plastic, heat-insulating triple glazed, clear glass
- window sills (internal plastic / outer sheet metal)
- internal plastic handles

DOMESTIC HOT WATER AND HEATING
- water heating provided by central supply from the gas boiler room of an apartment building
- individual heat measurement for each apartment
- underfloor heating
- indoor temperature control, controlled by a thermostat

The images are illustrative. The investor reserves the right to modify the standard equipment.

STANDARD EQUIPMENT

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WIRING

- electrometers ensuring the measurement of electricity for individual apartments are located in a dedicated area accessible from the exterior
- power distribution board with the main circuit breaker is located in each apartment in the hallway and the connection point 400 V in the kitchen
- outlets for lighting designed in each room will be terminated according to the valid STN (delivery of the lamps and bulbs themselves is not part of the standard)
- sockets and switches will be implemented completely in all rooms according to the project documentation
- weak-current connection with one socket in each apartment/non-residential area

WATER AND SEWERAGE

- complete water and sewerage distribution
- meters of hot and cold water consumption
- water and sewage pipelines of the kitchen counter located at the front of the wall

APARTMENT STANDARD

- laminate parquet including moldings in the set-out decoration
- entrance door - safety (safety class 2), full, foiled, width=900 mm, safety steel frame, safety lock
- interior door - full, foiled with a tile frame, width= 600,700,800 mm, orges
- bathroom and toilet floors - gres/ceramic pavement in the given shade
- bathroom walls and toilet - ceramic interior cladding – bathroom in the v shape. 2100 mm, toilet up to v. 1200 mm, respectively. according to the project documentation • wall-hung WC with built-in flush cistern, plastered,two-button equipped system
- enameled bathtub with a wall-mounted faucet, including shower set
- shower cabin with shower tray and shower screen, wall-mounted shower faucet including shower set
- ceramic sink with standing faucet
- in duplex apartments, a staircase in the form of a joinery product with a wear layer in a wooden design, is included in the standard

Note: Furnishings of the apartment (built-in wardrobes, built-in closets, kitchen, etc.) are not part of the apartment.

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FLOOR AND DOORS

Interior laminate floor, with a slat with a thickness of 7 mm, 1, with a “click” joint system. The uniform defined decoration will be used in the whole apartment except for the bathroom, and toilet and except for the entrance door of the apartments situated on the 1. st above-ground floor, where the pavement is designed. The exact type of product, manufacturer, and decor will be selected after the selection of supplier, before defining the standard equipment of the apartment. Part of the floor is a white floor skirting board and transition rails made of anodized aluminum.

OAK FALUN
wider shot

OAK FALUN
slat detail

Foiled door in white, matte, honeycomb, wooden frame lined with two smooth HDF boards, dimensions 600 - 900 /1970 mm according to the project documentation, with a door frame in the same decor. The exact type of product, manufacturer, and decorations will be selected after choosing the supplier before choosing the standard equipment for the apartment. The interior door includes fittings.

DOOR LEAF

WC / BATHROOM

OTHERS

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SANITARY FITTING

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WASH BASIN
LAUFEN

Ceramic washbasin with an opening for a tap in the middle, 55 cm wide, 38 cm deep, 17,5 cm high, and with an overflow opening. Fastening - 2 screws.

WASH BASIN
LAUFEN

Asymmetrical wash basin with a tap hole on the right with a width of 36 cm, a depth of 25 cm a height of 15 cm, and a square design with rounded corners.

BATHTUB
JIKA

Enamel bathtub with dimensions 170 x 70 x 39 cm made of quality materials, scratch and impact resistant. Easy maintenance and color persistence.

SHOWER TRAY
ROTH

The acrylic tray is reinforced with a fiberglass layer, with a very low-access edge - only 5 cm, and with easy maintenance.

WALL-MOUNTED TOILET
GROHE

Wall-mounted toilet with rear waste-loading and flushing circuit. Flush volume 3/6 liters.

CONTROL BUTTON WC
GROHE

Practical white control button, for pre-wall installation systems and concealed WC cisterns. Dual-acting mechanical flushing.

SHOWER ENCLOSURE
ROLTECHNIK

Semi-frame shower door to niche with aluminum profiles, tempered glass, aluminum frame finish, and stainless steel handle.

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TAPS

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BATH TAP
GROHE

Bath tap (shiny chrome), with a closed lever, designed for wall mounting, with a ceramic cartridge, and with the possibility of limiting the maximum water temperature.

SHOWER TAP
GROHE

Thermostatic shower tap (bright chrome), is designed for wall mounting with the possibility of limiting the maximum water temperature.

TAP WASH BASIN
GROHE

Elegant single-lever washbasin faucet in bright chrome.

SINK SIPHON
GROHE

Design siphon including rosette, in bright chrome version.

BATH SET
GROHE

Hand-held shower with chrome surface and universal fixing system. Supplied - hose included.

SHOWER SET
GROHE

Hand shower with chrome surface and universal fixing system, supplied with hose and a holder.

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COVERINGS AND PAVEMENTS

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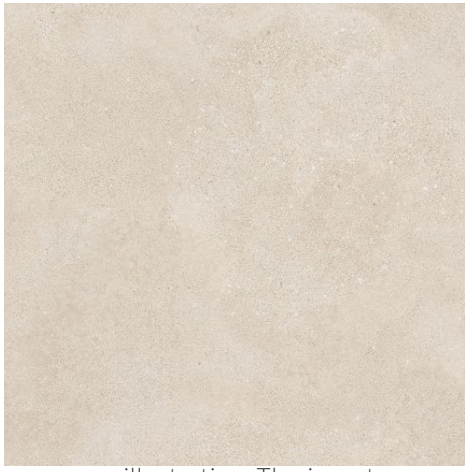
CERAMIC COVERING

ABETONE, beige
matte, rectified
300x600 mm
bathroom to a height of 2100 mm WC to a height of 1200 mm jointing compound in the color of the covering

GRES PAVEMENT

ABETONE, beige
matte, rectified, jointing compound in the pavement color.
600x600 mm



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OTHER APARTMENT EQUIPMENT

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TERMINAL ELEMENTS OF WIRING

LEGRAND

Simple and “clean” solution of wiring for households with simple installation, high variability, and the possibility of using in addition to a simple frame, also the aggregation of terminal devices, up to two to five frames, for horizontal or vertical installation.

SWITCH

DOUBLE SWITCH

SOCKET TV-RD-SAT

DATA SOCKET

SOCKET

LADDER RADIATOR

KORADO

Electric ladder radiator in white color and dimension determined by the project.

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