

Technical Description

1. Reference Level

All stated heights and depths are measured from reference level "P", which corresponds to the finished upper surface of the ground-floor slab.

2. Groundworks

All necessary excavation works will be carried out for foundations, utilities, and paving. Backfilling around foundation strips and structural elements will generally be carried out using suitable crushed stone (diabase).

3. Sewerage and Drainage

The sewage and surface water drainage system will be executed in PVC piping. Drain pipes serving sanitary fixtures will be heat-resistant up to 90°C and equipped with appropriate clean-out provisions. Surface water from paved public areas will be discharged via integrated road and pavement gullies. Each unit will be provided with a capped Ø125 mm floor drain connection in the ground-floor slab for future toilet installation. A roof vent terminal will be installed to provide ventilation for future sanitary facilities.

4. Utility Connections

Connection for water will be installed upto and including the WEB-nis. Casing pipes for a data connection will be installed upto the meter cupboard in the unit. The buyer is responsible for arranging supply and consumption contracts with utility providers. The purchase price includes the utility entry sleeve, meter cupboard, conduit penetrations, and protective ducts.

5. Installations (Standard Off-Grid Solar System)

Each unit will be equipped with the following off-grid solar installation:

- 1 × Victron inverter & MPPT Multi RS 4.8 kW
- 2 × ZYC battery (5.1 kW)
- 1 × ZYC battery rack (capacity up to 6 batteries)
- 1 × Victron GX Cerbo with 5" touchscreen
- Victron distribution components, fuses, and cabling
- Surface-mounted meter cabinet with two 230V/16A circuits
- 14 × 450 Wp dark blue/black solar panels

6. External Paving

The external areas within the plot boundaries will be finished with concrete paving stones. The final layout, pattern, and colour scheme will be determined by the developer. Paving will be properly restrained using kerbs and edge restraints. Adequate drainage gullies will be installed to ensure proper water discharge.

7. Foundations and Structural Frame

The foundation system consists of cast in-situ reinforced concrete foundations, executed in accordance with the structural engineer's calculations and drawings.

The primary load-bearing structure comprises steel portal frames, gable frames, and required wind bracing elements. The steel structure will be manufactured and installed in accordance with structural calculations and finished with a thermally galvanized protective coating.

The ground-floor slab will consist of an in-situ reinforced concrete floor with a load-bearing capacity of 1,000 kg/m². The surface will be monolithically finished.

9. First Floor Structure

Structural first floor, monolithically finished with a maximum load-bearing capacity of 400 kg/m². Finished floor level: +4,500 mm above reference level.

10. Roof Construction

The roof will be constructed using insulated sandwich roof panels, with a thickness of 130/160 mm and an Rc value greater than 5 m²K/W. Both inner and outer sheets will be finished with HPS Ultra coating. The roof will include emergency overflow provisions to ensure safe drainage during extreme weather conditions or blockages.

11. Façade

The external façades will consist of:

- Vertically installed insulated sandwich panels (colour as per design);
- Decorative façade elements (including timber detailing);
- Insulated plinth panels below ground level;
- Designated space for company name or logo.

The façade insulation performance will achieve a minimum Rc value of 4.7 m²K/W. Colours and finishes will be as specified by the developer. Flashings and trims will match the adjacent façade elements.

12. Rainwater Drainage

Rainwater from both roof slopes will discharge into concealed gutters at the front and rear elevations, complete with emergency overflow provisions. The system includes Ø100 mm outlets, bends, and externally mounted light-grey downpipes with fixing brackets (eight downpipes per block).

13. External Frames, Doors and Windows

All façade frames, doors and windows will be manufactured from aluminium in a colour specified by the developer.

All hardware will be burglar-resistant, and external doors will be fitted with SKG** certified security locks. Ventilation will be provided via powder-coated aluminium ventilation grilles integrated into façade frames and overhead doors where applicable.

The overhead door will be an insulated, electrically operated metal door in a standard RAL colour, complete with rubber seals and galvanized fittings. The 230V electrical supply connection is excluded.

14. Glazing

Façade glazing will consist of clear solar-control insulating glass, with safety glazing and fall-protection glazing where required. Opaque panels will be installed at floor slab edges where applicable.

15. Staircase

Each unit will be provided with a closed pinewood staircase with balustrade. The staircase and balustrade will be supplied factory-primed.

17. Changes and Deviations

This document has been prepared with due care based on information provided by the municipality, architect, structural engineer, and developer. However, minor textual, architectural, structural, or technical adjustments may occur, including changes required by authorities or utility providers.

Dimensions stated are approximate. The coloured façade drawings are impressions only and no rights may be derived from them.

18. Warranty

1 year:

- External sewerage
- Hardware
- Overhead doors

3 years:

- Powder coating of aluminium façades
- Aluminium façade systems
- Roof penetrations and moisture ingress
- Steel flashings and cappings

8 years:

- Steel load-bearing structure (under normal use conditions)
- Primary structural frame and foundations
- Prefabricated concrete components
- Roof coverings and their connections
- Façade watertightness

19. Permits and Fit-Out

The purchaser is responsible for obtaining all permits required for their intended business activities, including environmental permits, signage approvals, change-of-use permits, and any additional fit-out approvals.

The units are delivered in shell condition (casco). All interior fit-out works and additional installations are at the purchaser's expense and must comply with applicable regulations.