

Definition of technical features

Helikon Panorama Residence 22 premium apartments

According to the design the a power grid, each housing unit design has 5 sockets, 1 ceiling lamp support, an electric oven stand and a stove stand. The light switches are white. Each apartment is equipped with a separate inverter for the conversion of BISOL solar power generation.

- o Engineering, water sewage design with Henco 5-layer plastic system, hot and cold water outlets, installed as planned
- o Heating per apartment with BISOL INFRA carpet, intelligent system in the floor and ceiling integrated into Smart Home system
- o Hot water supply with Ariston electric water tank
- o Cooling with Split type air conditioner, with wall and ceiling installation
- o Interior apartment doors, MDF interior doors can be retrofitted with a lock system in 3 different colours (JAN type or equivalent door).
- o The living room floor covering is laminated parquet flooring/or hard flooring. Premium quality
- o The floor covering of bedrooms is premium quality laminated parquet flooring
- o Corridors and wet rooms are covered with ceramic tiles. The floor tile is of premium quality
- o The apartment is painted with dispersion wall paint, and wallpaper
- o Blinds with motorised operation integrated into the Smart Home system
- o Smart house system

- o 2 lifts shall be installed in the building

For the apartments laminated parquet flooring and ceramic tiles may be chosen from the styles we provide. If you have other requirements, please see below our optional items which carry an additional charge: PREMIUM category.

- laminated flooring (KRONO SWISS)
- ceramic cladding (RAKO)
- sanitary installations (SAPHO)
- taps (SAPHO)
- painting, wallpaper
- smart house system (INELS BUS SYSTEM)
- central vacuum-cleaner (SISTEM-AIR)

Technical features of the building

Humus removal at the site of the building, 15 cm thick, deposited in the construction site, removal of excavated soil for underground parking facility

- o Making a bored pile foundation according to a static plan

- o Strip foundation soil extraction from the basement, concrete reinforcement of basic elements with C12/15-24/KK quality concrete, according to static plan dimensions

- o Building of supporting walls from 30 cm or 25 cm cinder blocks, with concrete filling and concrete reinforcement according to a static plan

- o Backfilling of soil between supporting walls and a 15 cm thick gravel bed under the ground floor

- o Reinforced concrete slab on the ground floor, under waterproofed layer and with welded steel mesh insert
- o Vertical insulation of underground garage and storage with 2 layers of SBS modified slab
- o Horizontal wall insulation under ground floor structural walls with 2 layers of modified bitumen thick coating
- o Masonry for 30N+F Leier grooved load-bearing ground floor structural walls with ceramic lintels
- o Moulding of ground floor and upper floor joists, installation of concrete reinforcing steel as stated in the reinforcement plan, from C20/25 - 16/KK quality concrete
- o Creating a soundproof, load-bearing interior wall made of fired clay ceramic products, Leiertherm AKM 25/30 elements, 250 mm or 300 mm wall thickness, 250x300x238 mm handmade blocks, masonry with cement-lime mortar grouting, from Leiertherm AKM 25/30 soundproof brick
- o Moulding of upper of floor joists, installation of concrete steel based on the reinforcement plan, from C20/25 - 16/KK quality concrete
- o Moulding and instalment of reinforced steel for straight, single-bannister reinforced concrete stairs as advised in the reinforcement plan, from C20/25 - 16/KK quality concrete with fittings, ridge covering and accessories
- o Interior partition walls with 12 cm thick sound insulated gypsum board
- o Creating internal side walls and ceilings plastering by hand or with machinery, with a bag of plastering mortar, base plaster (Baumit Gv-25 or Knauf) in a 1.5 cm thickness or glued plasterboard RB 12.5 cm thick
- o Gypsum plaster horizontal loft ceiling with impregnated roofing frame structure with direct suspension, connected with screws and joints and filler over the 10 m² surface, 1 layer of coverage with 12.5 mm thick normal and impregnated gypsum plasterboard

- o Laying of heat-insulating material on a horizontal surface, under concrete underlay, as a floating layer, with an expanded polystyrene foam sheet EPS 100 sound insulating sheet, 1000x500x50 mm
- o Placement of floor edge insulation in the case of floating concrete screeds is NIKECELL RS border sections, 80 mm wide, 5 mm thick with expanded polystyrene foam insulating tape
- o Preparation of a concrete underlay made of gravel concrete levelled with a plank, from a slightly smoother C 12/15 consistency of concrete up to 6 cm thick, C12/15 - X0b (H) slightly smoother gravel concrete CEM 32.5 pc. Dmax = 16 mm, with welded concrete steel mesh insert
- o Manufacture and installation of facade doors and windows for min 6 chamber plastic structures, 86mm thick profile with 3 layers of heat-insulated glazing in white with inner white plastic eaves, blind supports
- o The facade finishing is made with a 20 cm thick EPS thermal insulation system, with mesh reinforcement and the planned colour roughcast plaster. For the ground floor facade indicated on the plan, an 'ashlar-type' thermal insulation is being created. The plinth surface is made with a 10cm thick XPS thermal insulation system, with fibreglass mesh reinforcement and resin skirting decorative plaster according to the plan.

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