

BUILDING CONSTRUCTION

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| Foundation | Concrete FBS 240 and FBS 120 foundation blocks. |
| External walls | 770 mm thick walls with ventilated facades: silicate brick wall – 510 mm, Paroc Extra (b = 150 mm) insulation, windproof film, facade wooden boards with decorative lathing (fire safety requirements ensured). Plaster finish on the inside. |
| Internal walls | Total thickness 235 mm. Made of Bauroc Acoustic class 1 aerated concrete blocks (b = 150) known for its "breathing" and sound and heat insulation properties. The walls have additional sound insulation of stone wool and double plasterboard cladding (b = 75 mm). The areas with elevated humidity feature Knauf Blue – extremely durable, moisture-proof and fireproof drywall with stronger sound insulation. |
| Floors | Parquet in the rooms over concrete screed floor, tiles in the bathroom and kitchen. |
| Finishing | Modern, elegant and cozy solutions from highest quality materials developed by professional interior specialists. The walls are painted in light shades with an option to add wood siding and painted design accents. |
| Ceilings | Hollow reinforced concrete panels (b = 220 mm) with a leveling layer (from 10 mm to 20 mm), mineral wool sound insulation (b = 30-50 mm) and Estrich concrete screed (b = 60 mm), perfectly dampening noise from adjacent rooms. Ceiling height – from 3.5 to 3.9 m. |
| Roofing | Construction of the residential building roof has received special attention. Made of reinforced concrete panels, it has a layer of steam insulation, two-layer thermal insulation (b = 240 mm) and drainage polymer membrane with a geotextile layer to remove excess moisture. The roof deck is covered with bituminous roll material with plant resistance. |
| Entrances | Three entrances with staircases. Some lofts have their own individual entrance from the outside. |
| Balconies and terraces | Almost every loft has its own terrace with an impregnated deck. The terraces are separated with plant boxes. |
| Windows and aluminum facade systems | Windows: Rehau (Germany) with PVC profiles in gray, three double-glazed units (b = 40 mm) with silicone membrane for air supply, UW 0.86 W/m ² K. Both windows and aluminum facade systems have an active sash with a lock for ventilation (windows) and doors (facade systems). Window glass – AGC Clearvision (USA) with the highest transparency factor. |
| Loft entrance donors | Entrance doors: Reaton (Latvia), fireproof, fire safety class EI 30, with natural oak veneer. Doors between the rooms – Reaton or analogue (Latvia). |

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| Car parking | Situated on the paved part of the territory near the entrance. |
| Territory improvement | The area adjacent to the building is landscaped and offers paved paths, lanterns, several recreation areas with benches, groups of greenery with various decorative plants and trees, as well as bicycle sheds. The area has a private, 14 thousand square meter backyard park surrounded by a pine forest. The park features recreation and sports infrastructure, as well as a children's playground and a pavilion/gazebo for comfortable relax. |

TECHNICAL COMMUNICATIONS

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| Heating and ventilation | The building is heated by a gas boiler house with Vissemann boilers. Individual heat meters are installed in each apartment. Loft heating systems use multi-layer heat protection pipes. All rooms have heated floors. The air supply to the premises is provided by a self-regulating air valve with a thermostat. Lofts facing the South and Western have a built-in air cooling system allowing installation of air conditioning (at additional cost). |
| Water and sewage | Provided by city's centralized water supply and sewerage system (SIA Jūrmalas ūdens). Individual water meters are installed for each loft. |
| Bathroom appliances | PAA Akmensmasa (Latvia) baths or hard-floor showers. Separating glass walls, Laufen ceramic appliances and Hansgrohe faucets. |
| Electricity | Every loft has a well-thought-out and modern layout of switches and sockets corresponding to the chosen finish, as well as its own electricity consumption meter. Loft owners can choose and install lighting appliances according to their wishes and budget. |
| Towel dryers | Ready for installation in a specially provided place. |
| Communications | Each loft has a TET optical cable socket with an option to use other TET telecommunication services. |
| Safety | Video surveillance of the territory. Smoke/heat detector with an alarm in every room. |
| Safety | 24-hour CCTV surveillance. Every room is equipped with fire and smoke detector with an alarm. |