

BRIEF SPECIFICATION

FACADE:

According to architectural plans, facades are partly made as Ribbon facade or Plaster facade.

OUTDOOR SEATING AREAS:

Almost every apartment has at least one balcony, loggia or (roof-)terrace.

WINDOWS:

Plastic windows with triple glazing and turn/tilt function as well as the appropriate sound insulation class (mostly floor-to-ceiling). The windows on the ground floor are also lockable while those on the first floor and above have railings.

SUN PROTECTION:

All apartments are fitted with light grey electrically controlled and insulated external roller shutters. In line with fire safety requirements, some are also equipped with a hand crank.

APARTMENT DOORS:

All apartment entrance doors have a spy hole and are RC2 burglar-resistant. The door height is approx. 2.09 m (clear opening).

LOCKING SYSTEM:

Combined building and apartment keys (building, apartment, postbox, garage, cellar storage room, plant rooms), 3 keys per residential unit.

DOORBELL AND VIDEO INTERCOM:

A video intercom system is installed in the entrance areas as well as on each apartment entrance door.

BATHROOM FITTINGS:

The brand of the washbasins and WCs is Ideal Standard, Connect range. The taps are from hansgrohe and the bathtubs from Kaldewei, without a glass shower enclosure. The showers are from Kaldewei, with floor-level shower trays (steel enamel) and without a glass shower enclosure. The heated towel rails are from Kermi and are connected to the underfloor heating (without electric heating element).

CEILING HEIGHT:

The ceiling height is usually approx. 2.65 metres. If necessary for technical reasons, suspended ceilings are installed.

FLOORING:

Kitchens & bathrooms: Enmon Lunar porcelain stoneware tiles, 60x60 cm, colour cool grey (BA1) or sand (BA2); living rooms: mosaic parquet, natural oiled oak, solid 8 mm parquet.

WALL COVERINGS:

Lining paper (smooth, Q3 grade) in the living rooms; high-quality porcelain stoneware wall tiles, 30x60 cm (same brand and colour as floor tiles), in the bathrooms. Half-tiled walls (height approx. 1.20 m) in the main area; tiled to almost room height (approx. 2.40 m) in the bath and shower area.

SWITCHES FOR APARTMENTS:

The switches and sockets for the apartments are from Gira (model E2, colour matt white).

MULTIMEDIA:

Multimedia access is provided by Telekom AG while connection to the coaxial and fibre optic cable network is provided by Vodafone/Unitymedia (network level 3); in each apartment the living room is pre-wired with CAT7 cabling.

APARTMENT VENTILATION: :

In the apartments, a permanent flow of external air is provided via humidity-controlled external air vents on the window frame or on the roller shutter box or via external wall air vents located next to the window. Depending on the planning, a central exhaust ventilation system with demand-controlled exhaust fans may be used in kitchens, bathrooms and domestic utility rooms, for example.

HEATING:

Underfloor heating with individual room controls in all living rooms and sanitary spaces, plus heated towel rails in the bathrooms.

HEAT SUPPLY:

Heat is supplied via a combined heat and power plant (with gas connection) and a gas boiler system. A heat supply contract was concluded with the utility company MVV Immosolutions GmbH.

THERMAL INSULATION:

Fitted in compliance with the 2014 German Energy Saving Ordinance (EnEV) and the stricter requirements defined as per 1 January 2016.

COURTYARD:

The two outdoor areas have an open design with generous green spaces and play areas for the exclusive use of the residents; there are separate private gardens and night lighting is installed for greater security.

GARDENS ON THE GROUND FLOOR:

Some ground floor apartments have a private garden with special right of use.

PARKING SPACES:

The car parking spaces are all located in the underground car park of each homeowner association. Car stacker systems (e.g. Parklift 450) from the company Wöhr are used in some parts of BA1.

BICYCLE PARKING:

Separate bicycle parking spaces are provided for each homeowner association in bicycle storage rooms in the basement. Bicycle racks for visitors are available outdoors.

E-MOBILITY:

All car parking spaces can optionally be equipped with a wallbox electric charging point. Buyers of a parking space can ask MVV Enamic GmbH to install and commission a wallbox at their parking space at their own expense. An automated charging load management system distributes the total available power to the wallboxes that are in use at a given time.

CAR-SHARING:

Two parking spaces in the BA2 underground car park (buildings 9–12) are allocated for car sharing.

CELLAR:

Some of the apartments have storage rooms in the basement.

BICYCLE PARKING:

Separate bicycle parking spaces are provided for each homeowner association in bicycle storage rooms in the basement. Bicycle racks for visitors are available outdoors.

SPACE FOR PUSHCHAIRS:

Separate areas in the basement are allocated for the storage of pushchairs.

ACCESSIBILITY:

20 apartments in BA1 and eight apartments in BA2 are barrier-free as defined in §54 of the Hessen state building code (LBO), and also provide the necessary circulation space and meet other structural requirements (minimum door widths, reduced threshold height). In addition, access to each apartment is barrier-free via lift from the underground car park.

The information in this brief specification is for general guidance only. We accept no liability for its accuracy or completeness. The information in the plans, deeds and specifications enclosed in the notarial sale and purchase agreement will prevail. Furthermore, we accept no responsibility for model or technical changes or any deviations from the illustrations and descriptions in terms of colour or design.

IMPRESSUM

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