

PALAIS KOLIN

Construction & Equipment Specifications Apartments Top Floor

Annex to Sales Agreement

30.6.2016

Table of Contents

1	PROJECT DESCRIPTION	4
2	EXTERIOR APPEARANCE	5
2.1	Facade	5
2.2	Windows and Roof Surfaces	5
3	COMMON AREAS	5
3.1	Staircases	5
3.2	Foyer	5
3.3	Courtyard	6
3.4	Bicycle and Pram Storage Room	6
3.5	Basement Storage Compartments	6
3.6	Garage	6
4	INFRASTRUCTURE	6
4.1	Supply Systems	6
4.2	Waste Management	7
4.3	Access to the Building	7
4.4	Elevator Facilities	7
5	TECHNICAL FACILITY EQUIPMENT	7
5.1	Technical and Electrical Installations	7
5.2	Heating Installations	7
5.3	Cooling System	7
5.4	Electrical Equipment	8
5.5	Locking System	8
5.6	Intercom	8
5.7	Miscellaneous	8
6	APARTMENTS	8
6.1	Open Areas	8

6.2	Entry Doors	9
6.3	Interior Doors	9
6.4	Flooring	10
6.4.1	Parquet Flooring	10
6.4.2	Tiling	10
6.5	Sanitary Facilities	11
6.5.1	Floors	11
6.5.2	Walls	11
6.6	Sanitary Fittings and Items	12
6.7	Electrical Installations	15
6.7.1	Switches and Sockets	15
6.7.2	Control Board Layout	15
6.7.3	Living / Dining Room	16
6.7.4	Rooms (Parents)	16
6.7.5	Rooms (Children)	16
6.7.6	Bathroom	17
6.7.7	WC	17
6.7.8	Kitchen	17
6.7.9	Anteroom	17
6.7.10	Storage Room	18
6.7.11	Terrace/Balcony/Loggia	18
6.8	Exit Air	18
6.9	Fireplace	18
7	LEGAL ASPECTS	18

1 PROJECT DESCRIPTION

Located on Kolingasse street, Vienna´s 9th district, not far from the Schottenring boulevard with its magnificent period property and blooming tree-lined avenues, a beautiful Gründerzeit-style house dating back to 1872, situated in the triangle between the Votivkirche church, the premises of the old stock exchange and the Rossauer Kaserne building, is currently undergoing a complete and high-quality revitalisation.

Nine floors of the building will accommodate a total of 35 new apartment units ranging from city apartments with smart floor plans to exclusively equipped penthouses on the top floors.



2 EXTERIOR APPEARANCE

2.1 Facade

Overall appearance of the building will be adapted to match its central representative location and the concept underlying an exclusive residential property.

The facade will be renovated and repainted, where appropriate, the facade ornaments will be improved and the roof skin renewed entirely. Palais Kolin will regain its initial splendour once again. Given the fact that the building is located within the area protected by the Federal Office for the Protection of Monuments, the exterior appearance of the windows facing the street cannot be altered (they will be restored or replaced). Partitioning of the windows and transom size should be maintained.

2.2 Windows and Roof Surfaces

All windows on the top floors will be replaced with the new ones (type Schüco FW50+ or equivalent), the current roof skin (sheet metal) will be removed and redesigned. Open areas (terraces) will be integrated into the top floors.

3 COMMON AREAS

3.1 Staircases

All coverings will be renovated or improved and restored in line with the original style. All walls and ceilings will be mended, where necessary, and painted over again in light colours following the general colour concept, stucco elements on the walls and on the ceiling will be repaired. The floor coverings of the staircases will be restored, as far as possible, to their original appearance.

All handrails will be repaired and optically restored, the original style should be uniformly preserved.

All entrance doors will be replaced and painted uniformly in the same colour, the colour concept is being developed by the architect.

Staircases will be provided on a per floor basis with a direct or indirect illumination.

3.2 Foyer

Entrance areas will also be redesigned with the use of the old Viennese patterned concrete tiles and illuminated in line with the general concept of design.

3.3 Courtyard

The courtyard will be rearranged completely. All doors leading into the courtyard will undergo replacement or high-quality renovation.

The existing escape staircase will be removed resulting in well-lit rooms facing the courtyard and a quieter, protected against noise and persons not living in the house, recreation area including garden furniture and plants. The concept of it is being developed by the architect, the greenscaping will involve appropriate garden plants and the grounds will be made of tiles or stone slabs.

3.4 Bicycle and Pram Storage Room

The building will accommodate one bicycle storage room accessible barrier-free via the elevator and providing enough room for the bicycles of all tenants. The pram storage room is situated on the ground floor and is accessible for all apartments barrier-free and via a roofed passageway.

3.5 Basement Storage Compartments

New storage facilities are under construction on the basement floor, each apartment will have a lockable storage compartment.

3.6 Garage

The building's own underground car park accommodates 17 parking lots - 16 parking spaces are in the Multiparking facility (limited vehicle dimensions) and 1 regular parking lot. The garage can be accessed through the neighbouring building (Kolingasse 19, existing right of limited use, servitude).

4 INFRASTRUCTURE

4.1 Supply Systems

The building will be supplied with a central heating system (gas central heating or district heating), the facilities required for this purpose will be installed and maintained by the district heating company.

In order to ensure proper cooling in summer, the building will be plugged into the district cooling system operated by the district heating company as well. The central transfer station is situated in the basement.

4.2 Waste Management

Waste disposal area is integrated into the ground floor as a structurally independent unit accessible for all apartments barrier-free and via a roofed passageway. Waste collection service will access the disposal area from the street whereby emptying of waste containers will not result in any noise or obnoxious odours for the tenants.

4.3 Access to the Building

The property has two separate entrances, staircases and elevators. Both elevator facilities are designed handicapped accessible. This will be ensured by means of ramps that will match the style of the old historic building.

4.4 Elevator Facilities

Elevator facilities will be renewed completely to move the whole distance between the basement and the top floor. Elevator cabins will be made more spacious to ensure comfortable transportation of goods and bicycles. In order to make elevator shafts visually attractive, they will be provided with an external glass cladding.

5 TECHNICAL FACILITY EQUIPMENT

5.1 Technical and Electrical Installations

All technical and electrical facilities of the building will be renewed, apart from those situated within the rented apartments. All water pipes will be installed anew, all rain and waste water discharge facilities will be replaced as well and upgraded to the current state-of-the-art.

5.2 Heating Installations

Apartments will have modern underfloor heating systems. The bathroom, the bedroom and the living room (or the open-plan kitchen combined with the living room), including other areas, will be controlled separately. Individual control of all premises is an option (available at extra charge).

5.3 Cooling System

Temperature control within the apartments is provided for by the underfloor systems as well, thus resulting in a number of advantages: on one hand, no additional lines of devices are required at the facade or in the interior. On the other hand, unlike conventional air conditioning

systems, surface temperature regulation proves to be free of noise, draught and air turbulence. All this produces a pleasant indoor climate even on hot days.

Additional split devices will be integrated in the top floor apartments.

5.4 Electrical Equipment

All electrical installations within the building will be renewed, apart from those situated within the rented apartments. All supply lines as well as wiring of the apartments will be replaced and upgraded to the current state-of-the-art.

5.5 Locking System

A central locking system will be put into operation, the residents of the house will therefore need just one key for the house and apartment entrance doors, basement storage compartments and the new mailbox.

5.6 Intercom

The property will be provided with a video intercom system.

5.7 Miscellaneous

Arrangements for a Funk-Bus System „Button“ will be made in the apartments enabling management of the external shading and illumination by means of an app (only inside the apartment).

6 APARTMENTS

6.1 Open Areas

Top floor apartments will obtain spacious terraces, the balustrades will be made of laminated safety glass or, partly, as a steel banister. The new open areas will be provided with frost-resistant water lines, illumination and a socket, high-quality flooring may be designed as Siberian larch or terrace tiles. Tops 15-19 and 17-18 will additionally have a jacuzzi on the roof.



sample image
external dimensions approx. 1,9 x 1,5 m

6.2 Entry Doors

Entry doors leading into the apartments will be designed as security doors certified to resistance class 3.

Fittings: knob outside, handle inside. Width 0,90 m (active leaf) and, partly, with a fixed side part, width approx. 20-30 cm, height approx. 2,40 m. Colour: white or in line with the architectural concept. All engineering and fire protection requirements will be met precisely.



sample image

6.3 Interior Doors

Interior doors will be made frameless and flush with the wall. Height approx. 2,40 m.

Hallway doors will be designed as glass-only elements, fittings made of high-grade steel, the bathroom / WC will be provided with an appropriate locking devices.



sample image



sample image

6.4 Flooring

6.4.1 Parquet Flooring

All floors in the living premises, hallways and kitchens will be carried out as herringbone parquet with the French laying pattern (floorboards oak, variety class A).

Connection to the wall will be made by means of old German baseboards in white (in line with the parquet colour).



sample image



sample image

6.4.2 Tiling

In the anterooms and kitchens (apart from the open-plan kitchens combined with the living rooms), the tiling will be made of large-format stoneware tiles (60 x 60 cm). Laying pattern and colour in line with the general concept. Connection to the wall will be made by means of old German baseboards in white as well.



sample image



sample image

6.5 Sanitary Facilities

6.5.1 Floors

Tiling will be made by means of large-format stoneware tiles (60 x 60 cm). Laying pattern and colour in line with the general concept. Connection to the wall: old German baseboards in white.



sample image



sample image

6.5.2 Walls

In the bathrooms, the tiling will be made with large-format stoneware tiles (60 x 30 cm) according to the layout designed by the architect.

The toilet facilities will have a combination of large-format stoneware tiles (60 x 30 cm) and water-resistant latex paint. Laying pattern and colour in line with the architectural concept.



sample image

6.6 Sanitary Fittings and Items



3-hole basin mixer Hansgrohe Axor Citterio (or equivalent)



Optional: single lever basin mixer Hansgrohe Axor Citterio with short spout (or equivalent)



single lever basin mixer Hansgrohe Axor Citterio for a hand-washing facility (or equivalent)



3-hole wall-mounted mixer Hansgrohe Axor Citterio with cross handles, chrome (or equivalent)



thermostatic mixer Hansgrohe Axor Citterio with shut-off / diverter valve and cross handle (or equivalent)



shower set Hansgrohe Axor Citterio E with Raindance Select S 120 3-jet, hand shower (or equivalent)



rectangular shower tray Villeroy & Boch Squaro white (or equivalent)



real glass shower walls and doors (sample image)

Standard Line



wall-mounted washdown WC Villeroy & Boch Memento (or equivalent)



push plate TECE square Glas WC-with 2-amount technology, white (or equivalent)



wash basin Villeroy & Boch Memento (or equivalent)



double wash basin Villeroy & Boch Memento (or equivalent)



hand basin Villeroy & Boch Memento (or equivalent)



Optional: counter-mounted basin Scarabeo Square 8007/E, white (or equivalent)



rectangular bath Villeroy & Boch Squaro (or equivalent)



HSK bathroom radiator YENGA graphite black (or equivalent)



option: HSK bathroom radiator Premium white (or equivalent)



mirror with integrated lighting
(sample image)



option: mirror inserted in the tiling
(sample image)

6.7 Electrical Installations

Preparatory arrangements for an alarm system are to be made in the apartments. Entry doors are provided with a reed contact. Optional: integration of the windows and terrace doors into the alarm system.

6.7.1 Switches and Sockets



Busch Jäger future linear (or equivalent)

6.7.2 Control Board Layout

2 pcs. ELCB (Earth Leakage Circuit Breaker) 4/40/0,04A "G"

electric cooker 400V/230V/16A

dishwasher kitchen 230V/16A

washing machine 230V/16A

dryer 230V/16A

socket kitchen 230V/16A

microwave kitchen 230V/16A

refrigerator kitchen 230V/16A

light and sockets, living room 230/13A

light and sockets, rooms 230V/13A

light and sockets, anteroom and ancillary rooms 230V/13A

heated towel rails

6.7.3 Living / Dining Room

2 light outlets on the ceiling

1 light outlet on the walls

10 shockproof sockets

2 touch dimmers

2 switches

2 toggle switches

1 off-switch for the terrace (where a terrace is available)

1 antenna socket for radio and TV

1 media socket, empty

1 smoke detector with battery

1 room thermostat

6.7.4 Rooms (Parents)

1 light outlet on the ceiling

1 light outlet on the walls

9 shockproof sockets

6 toggle switches

1 antenna socket for radio and TV

1 media socket, empty

1 smoke detector with battery

1 room thermostat

6.7.5 Rooms (Children)

1 light outlet on the ceiling

7 shockproof sockets

1 off-switch

1 antenna socket for radio and TV

1 media socket, empty

1 smoke detector with battery

1 room thermostat

6.7.6 Bathroom

1-2 light outlets on the ceiling
3 shockproof sockets
3 off-switches
1 ventilator
suspended GK ceiling with mounted spotlights
1 electrical connection for the heated towel rails
1 room thermostat

6.7.7 WC

1 light outlet on the ceiling
1 light outlet on the walls
2 off-switches
1 ventilator
suspended GK ceiling with mounted spotlights
1 electrical connection for the home station

6.7.8 Kitchen

1 light outlet on the ceiling
1 light outlet on the walls
1 socket for refrigerator
1 socket for extractor fan
1 socket for dishwasher
1 socket for microwave
outlet for electric cooker
4 shockproof sockets
1 off-switch

6.7.9 Anteroom

1 apartment control board
media control board
1 shockproof socket
1 video intercom
2-4 toggle switches / pushbutton
1 smoke detector with battery
1 reed contact in the entrance door (on site)

6.7.10 Storage Room

1 light outlet on the ceiling
1 shockproof socket
1 off-switch
1 socket for washing machine (partly situated in the bathroom)
1 socket for dryer (partly situated in the bathroom)
1 ventilator
empty ducts for alarm system

6.7.11 Terrace/Balcony/Loggia

1 light outlet
1 off-switch
1 shockproof socket

6.8 Exit Air

Bathroom, WC and storage room are supplied with ventilators integrating time-delay relays.

6.9 Fireplace

Some apartments offer a possibility to install a fireplace. In such cases and upon request of the buying party, a fireplace (for example, a tiled stove) can be installed at extra charge.

Requirements: positive statement issued by the chimney sweeper and examination of the statics, eventually, reinforcement of the floor (concrete pedestal). All costs incurred in this case shall be borne by the buying party.

7 LEGAL ASPECTS

The buying party undertakes, within 4 weeks following signing of the sales agreement, to specify its eventual special requests (modification of the installation cables, electrical wiring, etc.), subject to their feasibility in line with the construction schedule and in coordination with the selling party.

The construction project will be implemented subject to the requirements on modifications posed by the authorities or otherwise to the eventual alterations resulting from technical developments or more cost-effective construction methods that may be established in the course of execution of the construction work or development of the executive planning documentation. Modifications undertaken in this regard are therefore reserved.

Design of all construction elements and equipment seen from the outside in terms of their colours and forms shall be left to the discretion of the property developer. The furnishing proposals that may be offered in the plans of the sales documentation, in particular those related to the sanitary premises, are samples and do not constitute a mandatory part of the furnishing to be implemented, therefore, they are not part of the purchase price.

Minor variations from the present Specifications do not constitute any reduction in value.

Access to the construction site requires an invitation on the part of the Seller, the visitor shall at all times wear adequate clothing, sturdy shoes and a safety helmet.

For all information related to the construction activities, please contact the construction company and not the selling party.