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Building structures

- The 1st floor is constructed of monolithic reinforced concrete.
- Floors 2–9 are constructed of prefabricated reinforced concrete panels.

Facades

- Brick-finished facades on the 1st floor of the building.
- Brick tiles, painted concrete, integrally colored concrete, and decorative plaster on the upper floors of the building.

External walls

- 80 mm external concrete layer, 150–200 mm load-bearing inner layer, 180 mm thermal insulation.

Load-bearing walls

- 200 mm thick panels.

Inter-floor slabs

- Hollow-core floor slabs in apartments (h = 265 mm).
- Solid floor slabs in corridors (h = 180 mm).

Roof

- Insulated flat roof with bituminous roll covering. Thermal insulation thickness from 270 to 550 mm.

Windows

- In apartments: wood-aluminum structures, double-glazed windows and facade systems.
- In commercial premises: aluminum facade systems.

Ceilings

- Ceiling height in apartments from the 2nd to the 7th floor — up to 2.84 m.
- Ceiling height in apartments from the 8th to the 9th floor — up to 3.17 m.
- Ceiling height in bathrooms — not less than 2.40 m.

Apartment interior doors

- Veneered or painted MDF doors, 2300 mm high, with full-height paneling to the ceiling.

Partitions

- Apartment interior walls: metal frame clad with gypsum board in accordance with Knauf certified technology.
- Walls between apartments: prefabricated reinforced concrete single-layer wall (200 mm).

Balconies and outdoor areas

- Balconies on street facades with dark gray tinted semi-transparent glass.
- Balconies on the courtyard side with perforated painted metal railings.
- External electrical sockets provided for all terraces and covered balconies.
- Facade outlets for infrared heating elements provided for 2nd-floor terraces.

Territory landscaping

- A closed courtyard with an area of 2,400 m² is located above the parking spaces and is accessible from the stairwells of all buildings.
- Courtyard areas:
 - children's playground,
 - sports area,
 - recreation areas.
- The courtyard is equipped with an automatic irrigation system.

Parking areas

- 178 parking spaces on the 1st floor of the building under the roof.
- Electric vehicle charging infrastructure is provided.

Storage rooms

- 107 storage rooms with an area from 2.6 to 6.9 m².

Common areas

- A lobby with a guest waiting area is located on the 1st floor of each building.
- A stroller storage area is provided in the common areas on the 1st floor.

Staircases and railings

- Staircases made of prefabricated reinforced concrete with microcement finish.
- Painted metal railings with wooden handrails.

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APARTAMENTI G.KLUČA 10

2/2

Heating

- Centralized city heating supply.
- Underfloor heating in all apartments, temperature controllers in each room.
- Autonomous electric underfloor heating in bathrooms.
- Each apartment has an individual heat meter, located in the corresponding engineering shaft on each floor (readings are taken remotely).

Water supply

- Centralized city water supply.
- Each apartment has individual cold and hot water meters, located in the corresponding engineering shaft on each floor (meter readings are taken remotely).

Power supply

- Three-phase electrical connection in each apartment.
- Light fixtures are installed by the client at their own expense (except for ceiling lighting in the bathroom and utility room).
- In case of a power outage, a generator operates to supply electricity to common areas.
- Passive lightning protection system in each building.

Ventilation

- Each apartment is equipped with an individual SWEGON (Finland) ventilation heat recovery system. Quiet operation (28–35 dB), customizable automatic control functions. A kitchen hood can also be connected to the system.

Cooling

- Possibility to install cooling systems in each apartment.

Telecommunications

- Fiber-optic internet connection to each apartment.
- Cat6 network in each apartment.

Security measures

- Video intercom.
- Access control system for common areas.
- Video surveillance of the territory, parking areas, and common spaces.
- Alarm system in apartments. Fire detectors connected to the smart home system.
- Water leakage sensors in apartments.

Elevator

- KONE Monospace elevators with individual design.
- Elevator cabin size: 1.2 m x 2.1 m.

Electric charging

- Infrastructure provided for electric vehicle charging.
- 12 parking spaces equipped with electric vehicle charging.

Solar panels

- Solar panels on the roof of each building.

Smart home function

- Each apartment is equipped with a smart home function that allows remote control of underfloor heating, electric heated floors, and the ventilation heat recovery system. It also provides alarm and intercom functions. Equipped with fire and water leakage detectors.

Video surveillance

- Video surveillance in the building's common areas, around the building perimeter, in the parking area, and in the rooftop garden area on the 2nd floor.



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