



Apartment Building

Technical Description

Tērbatas iela 78A

Foundations and superstructure

- The building is built on a pile foundation
- The basement is built of monolithic concrete
- The load-bearing walls of the building are made of reinforced concrete blocks and partly of monolithic concrete
- The ceilings between the floors are made of hollow-concrete panels and partly of monolithic concrete.

Roof

The roof is built on hollow-concrete panels, which are insulated and covered with waterproofing layers and partly as an insulated sloping roof covered with profiled steel sheets.

Underground floor

Closed underground parking, motorcycle parking, bicycle parking and storage rooms.

Facades

Insulated facades covered with decorative structural plaster and brick imitating facade covering material.

Balconies & Terraces

Balconies are made of concrete elements.

Terraces:

- on the first floor are covered with concrete paving blocks,
- on the seventh floor are covered with poured concrete.

Balconies and terraces have painted metal railings or glassed railings.

Windows

The apartment windows are triple glazed PVC windows with high energy efficiency and high soundproofing, the stairwells have aluminum profile windows with triple glazing and high energy efficiency.

Exterior doors

Exterior doors of the apartment house are aluminum profile doors with glazing, technical doors in the common areas are metal doors, the exterior doors of the apartments are wooden doors with high sound insulation, which are covered with painted oak veneer.

Interior doors of apartments

Painted MDF doors.

Stairs	Stairs are made of concrete elements with metal stair railings and handrails.
Lifts	KONE elevators in every stairwell with a stop on each floor and the underground floor.
Walls between apartments	Reinforced concrete walls with high sound insulation.
Interior walls of apartments	Reinforced plaster frame walls, which in the zones of installation of kitchen furniture are additionally reinforced with OSB chipboard.
Ceilings	Painted concrete and plaster ceilings.
Parquet	High quality natural oak parquet.
Ceramic tiles for wet rooms	60*120cm ceramic tiles from high quality manufacturer.
Sanitary equipment and ceramics	From a high-quality manufacturer with a recognized brand.
Heating	Fully automated underfloor heating with room-based temperature control, each apartment has individual heat meters, the heating unit of the apartment house is connected with Rigas Siltums central heating network.
Ventilation	Apartment-based individual forced ventilation with high energy recovery system.
Cooling	7-floor apartments have built-in room-based adjustable cooling.
Water and canal	Central connection to Rigas Udens.
Lighting	The suspended ceilings of the apartments have built-in energy-efficient LED spot lights, there are energy-efficient LED lights in the common areas of the house and in the courtyard.
Electricity	Each apartment has an individual connection switch to Sadales Tiklas, which allows for an independent choice of electricity supplier and price package.
Internet	Fiber optic cable is directly brought to each apartment, which allows connecting to individually chosen service provider.
Smart house system	Heating, ventilation, intercom can be programmed according to the user's wishes, settings and operations can be controlled through smartphone application.
Energy efficiency	A+ class.