

Standard NEUGRAF STANDARD

Standards:

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NEUGRAF PREMIUM
NEUGRAF EXCLUSIVE

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| flats | specification | description |
|-------------------------------|---|--|
| DOORS | ENTRANCE | Single-leaf security door, fire resistance EI 30DP3, security class 3, architect-designed colour, 2100/900, oak wood threshold, steel security door frame – architect-designed colour, visible hinges, panoramic peephole. Security doorknob fitting, security lock cylinder – class 3, 3 pcs keys |
| | INTERIOR | Solid wooden door, non-rebated, white colour, wooden lining door frame, black rosette fitting, concealed hinges, lever lock, 3 pcs keys, handle/handle. For living rooms: single-leaf or double-leaf glass doors, door height: 2,100 mm |
| WINDOWS | FLATS | Wood windows with insulating double glazing/ three-layer glued euro-prism (frame), architect-designed colour |
| | | External window sill: Al sheet or Alucobond, architect-designed colour |
| | | Internal window sill – wooden MDF board + varnish |
| NON-LOAD BEARING WALLS | INTERNAL PARTITIONS | Ceramic brick |
| | INSULATING RETENTION WALLS AND SKIN WALLS | Ytong alt. gypsum plasterboard – thickness 75, 100 mm |
| | INSTALLATION SKIN WALLS | Ytong alt. gypsum plasterboard – thickness 100 mm (thickness as per installation) |
| SURFACE FINISHING | WALLS – CERAMIC BRICK | Single-layer gypsum plaster |
| | WALLS – REINFORCED CONCRETE | Trowel-finish gypsum plaste |
| | WALLS – YTONG | Gauze + glue + fine stucco |
| | WALLS – GYPSUM PLASTERBOARD | System joint sealing, final surface accuracy Q3 |
| | CEILINGS – REINFORCED CONCRETE | Gypsum screed |
| | CEILINGS – GYPSUM PLASTERBOARD (IN CORRIDOR, BATHROOM AND WC) | System joint sealing, final surface accuracy Q3 |
| | (FLAT) PAINTING | Abrasion resistant coating, white walls, white ceilings |
| (BATHROOM – CEILING) PAINTING | Choice of 5 architect-designed colours | |
| WALL TILING | BATHROOM, WC | Structured dark/light grey wall tiling, large format 600 × 1,200 mm – in the place behind the bathtub and in the shower enclosure, other places: ceramic wall tiling, white, matt 300 × 600 mm |
| FLOORING | CLOSET | Ceramic floor tiling 300 × 600 mm, colour architect-designed, ceramic plinth |
| | ENTRANCE HALL, CORRIDOR | Ceramic floor tiling 300 × 600 mm, architect-designed colour, ceramic plinth |
| | BATHROOM, WC | Ceramic floor tiling, white, matt 300 × 600 mm |
| | ROOMS | Wooden floor, architect-designed, 3-layer, triple-lamella, wood plinth strip |
| | BALCONIES, TERRACES AND FRONT YARDS | Terrace grate, thermopine lamellas |

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| flats | specification | description |
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| BATHROOM EQUIPMENT | WASHBASIN | White ceramic, square – architect-designed |
| | FINGER RINSE BASIN | White ceramic, square + chrome siphon trap – architect-designed |
| | MIRROR | Glued-on mirror + outlet on the wall to illuminate the mirror, bevelled edge – no facet. |
| | WALL-HUNG TOILET | Wall-hung toilet, softclose seat |
| | TOILET FLUSH BUTTON | TECE plastic |
| | BATHTUB | Acrylic bathtub, white, 1,800 × 800 mm / 1,700 × 750 mm (overflow filling, tiled brick lining) |
| | SHOWER FLOOR DRAIN | Shower line drain, stainless steel, TECE |
| | SHOWER SCREEN | HÜPPE DESIGN PURE frameless glass screen, black edition version |
| OTHER EQUIPMENT | WASHING MACHINE VALVE WITH SIPHON TRAP | Location wherever possible in the closet, bathroom or entrance hall |
| | PREPARATION FOR KITCHEN UNIT | Water outlets, sewerage and ventilation, el. outlets |
| WATER MIXER TAPS (FAUCETS) | WASHBASIN MIXER TAP (FAUCET) | Lever, standing mixer tap, chrome-plated |
| | FINGER RINSE BASIN MIXER TAP (FAUCET) | Lever, standing mixer tap, chrome-plated |
| | SHOWER MIXER TAP (FAUCET) | Lever mixer tap, wall-mounted |
| | SHOWER SET | Hand shower connected to wall-mounted mixer tap (faucet) |
| | BATHTUB MIXER TAP (FAUCET) | Lever mixer tap (faucet), wall-mounted |
| | BATHTUB SET | Hand shower connected to wall-mounted mixer tap (faucet) |
| LIGHTS | FLAT ENTRANCE HALL | Recessed LED spot light fixtures in plasterboard ceiling |
| | FLAT CORRIDOR | Recessed LED spot light fixtures in plasterboard ceiling |
| | BATHROOM | Recessed LED spot light fixtures in plasterboard ceiling + outlet for light above the mirror. |
| | WC | Recessed LED spot light fixtures in plasterboard ceiling |
| | CLOSET | Bulk socket only |
| | ROOMS | Outlets for retrofitting of luminaires by client (1 × bulb socket) |
| | BALCONIES, TERRACES, FRONT YARDS | Outdoor wall luminaire 1 × |

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| flats | specification | description |
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| ELECTRICAL – HEAVY CURRENT | HEAVY CURRENT | Plastic switches and sockets |
| ELECTRICAL – WEAK CURRENT | COMMON TV AERIAL, UPC, AS AN ALTERNATIVE – O2 | Plastic sockets |
| | TELEPHONE AND DATA SOCKETS | Plastic sockets |
| | SECURITY SYSTEM | CCTV system connected to the building reception, windows in ground floor flats provided with "Connex" security foil |
| | OPTICAL SMOKE DETECTOR | Fixed to the ceiling of the flat entrance room |
| | ACCESS SYSTEM | Chip access control system for pedestrians, chip-controlled or remote-controlled entrance gate |
| | CCTV SYSTEM | Camera monitoring of entrances from the street and entrances into the garages |
| | APARTMENT VIDEO-PHONE | Communication with the building entrance |
| HEATING | LIVING ROOMS | Radiators and convectors. Thermostat in the reference room. |
| | BATHROOMS | Heating element, white |
| AIR CONDITIONING | WC, CLOSET | Solved through a central residential heat recovery unit |
| | BATHROOMS | Solved through a central residential heat recovery unit |
| | KITCHEN | Preparation for forced air extraction for range hoods terminated at the (kitchen) shaft borderline with a non-return flap valve max. range hood output 200 m ³ /h |

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| BLINDS | BLINDS MOTORIZED (terrain windows only) | Shielding aluminium blinds, electrically driven, switch-controlled, architect-designed colour |
| | PREPARATION FOR BLIND INSTALLATION (all other windows except terrain windows) | Preparation for retrofitting (box in the window lintel + power supply + switches) |
| LOCKSMITH PRODUCTS | BALCONIES AND TERRACES, FRENCH WINDOWS | Glass or steel railing, safety glass, steel structure |
| INSPECTION DOOR | UNDER BATHTUB | Siliconed removable magnet lining |
| | IN OTHER ROOMS | Recessed aluminium door with plasterboard panel in suspended ceilings and walls, click-clack opening |
| WATER SUPPLY | FRONT YARDS ON GROUND FLOOR, TERRACES | Frost-proof water-pipe valve for water supply |
| CELLARS | CUBICLE CELLARS | Separate lockable cellar cubicles |

The building contractor reserves the right to change products while maintaining the product quality parameters.

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| flats | specification | description |
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| DOORS | ENTRANCE | Single-leaf security door, fire resistance EI 30DP3, security class 3, architect-designed colour, 2100/900, oak wood threshold steel security door frame – architect-designed colour, visible hinges, panoramic peephole. Security doorknob fitting, security lock cylinder – class 3, 3 pcs keys |
| | INTERIOR | Solid wooden door, non-rebated, architect-designed colour, wooden lining door frame, black rosette fitting, concealed hinges, lever lock, 3 pcs keys, handle/handle. For living rooms: single-leaf or double-leaf glass doors, door height: 2,100 mm |
| WINDOWS | FLATS | Wood windows with insulating double glazing as per design documentation, three-layer glued euro-prism (frame), architect-designed colour |
| | | External window sill: Al sheet or Alucobond, architect-designed colour |
| | | Internal window sill – wooden MDF board + varnish |
| NON-LOAD BEARING WALLS | INTERNAL PARTITIONS | Ceramic brick |
| | INSULATING RETENTION WALLS AND SKIN WALLS | Ytong alt. gypsum plasterboard – thickness 75, 100 mm |
| | INSTALLATION SKIN WALLS | Ytong alt. gypsum plasterboard – thickness 100 mm (thickness as per installation) |
| SURFACE FINISHING | WALLS – CERAMIC BRICK | Single-layer gypsum plaster |
| | WALLS – REINFORCED CONCRETE | Trowel-finish gypsum plaster |
| | WALLS – YTONG | Gauze + glue + fine stucco |
| | WALLS – GYPSUM PLASTERBOARD | System joint sealing, final surface accuracy Q |
| | CEILINGS – REINFORCED CONCRETE | Gypsum screed |
| | CEILINGS – GYPSUM PLASTERBOARD (IN CORRIDOR, BATHROOM AND WC) | System joint sealing, final surface accuracy Q3 |
| | (FLAT) PAINTING | Abrasion resistant coating, white walls, white ceilings |
| (BATHROOM – CEILING) PAINTING | Choice of 5 architect-designed colours | |
| WALL TILING | BATHROOM, WC | Structured dark/light grey wall tiling, large format 600 × 1,200 mm – in the place behind the bathtub and in the shower enclosure, other places: ceramic wall tiling, white, matt 300 × 1,600 mm |
| FLOORING | CLOSET | Ceramic floor tiling 300 × 600 mm, architect-designed, ceramic plinth |
| | ENTRANCE HALL, CORRIDOR | Wooden floor, architect-designed, 3-layer, single-lamella, wood plinth strip |
| | BATHROOM, WC | Ceramic floor tiling, white, matt 300 × 600 mm |
| | ROOMS | Wooden floor, architect-designed, 3-layer, single-lamella, wood plinth strip |
| | BALCONIES, TERRACES AND FRONT YARDS | Terrace grate, thermopine lamellas |

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| BATHROOM EQUIPMENT | WASHBASIN | White ceramic, square, click-clack drain, Villeroy&Boch |
| | DOUBLE WASHBASIN | White ceramic, square Villeroy&Boch |
| | WASHBASIN CABINET | Washbasin cabinet, EGGER, laminated wood – architect-designed |
| | FINGER RINSE BASIN | White ceramic, square, Villeroy&Boch |
| | MIRROR | Glued-on mirror + outlet on the wall to illuminate the mirror, bevelled edge – no facet. |
| | WALL-HUNG TOILET | Wall-hung toilet deep flushing, SlimSeat toilet seat Villeroy&Boch |
| | TOILET FLUSH BUTTON | TECE plastic |
| | BATHTUB | Acrylic bathtub, white, 1,800 × 800 mm / 1,700 × 750 mm overflow filling, tiled brick lining |
| | SHOWER FLOOR DRAIN | Shower line drain, stainless steel, TECE |
| | SHOWER SCREEN | HÜPPE DESIGN PURE frameless glass screen, black edition version |
| OTHER EQUIPMENT | WASHING MACHINE VALVE WITH SIPHON TRAP | Location wherever possible in the closet, bathroom or entrance hall |
| | PREPARATION FOR KITCHEN UNIT | Water outlets, sewerage and ventilation, el. outlets |
| WATER MIXER TAPS (FAUCETS) | WASHBASIN MIXER TAP (FAUCET) | Lever, standing mixer tap, chrome-plated, click-clack drain |
| | FINGER RINSE BASIN MIXER TAP (FAUCET) | Lever, standing mixer tap, chrome-plated, without drain system |
| | SHOWER MIXER TAP (FAUCET) | Concealed mixer tap with changeover switch |
| | SHOWER SET | Hand shower with hose |
| | BATHTUB MIXER TAP (FAUCET) | Concealed Metris S mixer tap with changeover switch, Hansgrohe brand |
| | BATHTUB SET | Grohe Euphoria Cube hand shower, Grohe Silverflex hose 125 cm |
| LIGHTS | FLAT ENTRANCE HALL | Recessed LED spot light fixtures in plasterboard ceiling |
| | FLAT CORRIDOR | Recessed LED spot light fixtures in plasterboard ceiling |
| | BATHROOM | Recessed LED spot light fixtures in plasterboard ceiling + outlet for light above the mirror |
| | WC | Recessed LED spot light fixtures in plasterboard ceiling |
| | CLOSET | Bulk socket only |
| | ROOMS | Outlets for retrofitting of luminaires by client (1 × bulb socket) |
| | BALCONIES, TERRACES, FRONT YARDS | Outdoor wall luminaire 1× – architect-designed |

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| ELECTRICAL – HEAVY CURRENT | HEAVY CURRENT | Plastic switches and sockets |
| ELECTRICAL – WEAK CURRENT | COMMON TV AERIAL, UPC, AS AN ALTERNATIVE – O2 | Plastic sockets |
| | TELEPHONE AND DATA SOCKETS | Plastic sockets |
| | SECURITY SYSTEM | CCTV system connected to the building reception, windows in ground floor flats provided with "Connex" security foil |
| | OPTICAL SMOKE DETECTOR | Fixed to the ceiling of the flat entrance room – autonomous, battery-powered |
| | ACCESS SYSTEM | Chip access control system for pedestrians, chip-controlled or remote-controlled entrance gate |
| | CCTV SYSTEM | Camera monitoring of entrances from the street and entrances into the garages |
| | APARTMENT VIDEO-PHONE | Video-phone replaced by touch panel – communication with building entrance |
| INTELLIGENT SYSTEM | INTELLIGENT FLAT CONTROL SYSTEM | Possibility to centrally control blinds, lighting, heating via touch panel etc. – client change |
| HEATING | LIVING ROOMS | Radiators and convectors. Thermostat in the reference room |
| | BATHROOMS | Black heating element Electric floor heating |
| AIR CONDITIONING | WC, CLOSET | Solved through a central residential heat recovery unit |
| | BATHROOMS | Solved through a central residential heat recovery unit |
| | KITCHEN | Preparation for forced air extraction for range hoods terminated at the (kitchen) shaft borderline with a non-return flap valve max. range hood output 200 m ³ /h |

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| flats | specification | description |
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| BLINDS | MOTORIZED BLINDS (terrain windows only) | Shielding aluminium blinds, electrically driven, switch- or tablet-controlled, architect-designed colour |
| | PREPARATION FOR BLIND INSTALLATION (all other windows except terrain windows) | Preparation for retrofitting (box in the window lintel + power supply + switches) |
| LOCKSMITH PRODUCTS | BALCONIES AND TERRACES, FRENCH WINDOWS | Glass or steel railing, safety glass, steel structure |
| INSPECTION DOOR | UNDER BATHTUB | Siliconed removable magnet lining |
| | IN OTHER ROOMS | Recessed aluminium door with plasterboard panel in suspended ceilings and walls, click-clack opening |
| WATER SUPPLY | FRONT YARDS ON GROUND FLOOR, TERRACES | Frost-proof water-pipe valve for water supply |
| CELLARS | CUBICLE CELLARS | Separate lockable cellar cubicles |

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| flats | specification | description |
|-------------------------------|---|--|
| DOORS | ENTRANCE | Single-leaf security door, fire resistance EI 30DP3, security class 3, architect-designed colour, 2100/900, oak wood threshold steel security door frame – architect-designed colour, visible hinges, panoramic peephole. Security fitting, doorknob, security lock cylinder – class 3, 3 pcs keys |
| | INTERIOR | Solid wooden door, non-rebated, architect-designed colour, wooden lining door frame, black rosette fitting, concealed hinges, lever lock 3 pcs keys, handle/handle. For living rooms: single-leaf or double-leaf glass doors, door height: 2,100 mm |
| WINDOWS | FLATS | Wood windows with insulating double glazing as per design documentation, three-layer glued euro-prism, architect-designed colour |
| | | External window sill: Al sheet or Alucobond, architect-designed colour |
| | | Internal window sill – wooden MDF board |
| NON-LOAD BEARING WALLS | INTERNAL PARTITIONS | Ceramic brick |
| | INSULATING RETENTION WALLS AND SKIN WALLS | Ytong alt. gypsum plasterboard – thickness 75, 100 mm |
| | INSTALLATION SKIN WALLS | Ytong alt. gypsum plasterboard – thickness 100 mm (thickness as per installation) |
| SURFACE FINISHING | WALLS – CERAMIC BRICK | Single-layer gypsum plaster |
| | WALLS – REINFORCED CONCRETE | Trowel-finish gypsum plaster |
| | WALLS – YTONG | Gauze + glue + fine stucco |
| | WALLS – GYPSUM PLASTERBOARD | System joint sealing, final surface accuracy Q3 |
| | CEILINGS – REINFORCED CONCRETE | Gypsum screed |
| | CEILINGS – GYPSUM PLASTERBOARD (IN CORRIDOR, BATHROOM AND WC) | System joint sealing, final surface accuracy Q3 |
| | (FLAT) PAINTING | Abrasion resistant coating, white walls, white ceilings |
| | (BATHROOM – CEILING) PAINTING | Choice of 5 architect-designed colours |
| WALL TILING | BATHROOM, WC | Beige or grey ceramic wall tiling 600 × 1,200 mm |
| FLOORING | CLOSET | Ceramic floor tiling, architect-designed, ceramic plinth |
| | ENTRANCE HALL, CORRIDOR | Wooden floor, architect-designed, 3-layer, single-lamella, wood plinth strip |
| | BATHROOM, WC | Beige or grey ceramic floor tiling |
| | ROOMS | Wooden floor, architect-designed, 3-layer, single-lamella, wood plinth strip |
| | BALCONIES, TERRACES AND FRONT YARDS | Terrace grate, thermopine lamellas |

| flats | specification | description |
|-----------------------------------|--|---|
| BATHROOM EQUIPMENT | WASHBASIN | Ceramic round white washbasin, board-mounted, click-clack drain, Villeroy&Boch |
| | WASHBASIN CABINET | Washbasin cabinet, EGGER, laminated wood – architect-designed |
| | FINGER RINSE BASIN | White ceramic, square Villeroy&Boch |
| | MIRROR | Glued-on mirror + outlet on the wall to illuminate the mirror, bevelled edge – no facet. Large-format mirror in the entire niche area |
| | WALL-HUNG TOILET | Wall-hung toilet, deep flushing, SlimSeat toilet seat, Villeroy&Boch |
| | TOILET FLUSH BUTTON | TECE plastic, black |
| | BATHTUB | Acrylic bathtub, white, 1,800 × 800 mm / 1,700 × 750 mm, overflow filling, tiled brick lining |
| | SHOWER FLOOR DRAIN WITH FLOOR TILING | Tece Shower line drain |
| | SHOWER SCREEN | HÜPPE DESIGN PURE frameless glass screen, black edition version |
| OTHER EQUIPMENT | WASHING MACHINE VALVE WITH SIPHON TRAP | Location wherever possible in the closet, bathroom or entrance hall |
| | PREPARATION FOR KITCHEN UNIT | Water outlets, sewerage and ventilation, el. outlets |
| WATER MIXER TAPS (FAUCETS) | WASHBASIN MIXER TAP (FAUCET) | Lever, standing mixer tap, click-clack drain, Grohe |
| | FINGER RINSE BASIN MIXER TAP (FAUCET) | Lever, standing mixer tap, without drain system |
| | SHOWER MIXER TAP (FAUCET) | Concealed mixer tap with changeover switch, Grohe |
| | SHOWER SET | Hand shower with hose |
| | BATHTUB MIXER TAP (FAUCET) | Concealed mixer tap with changeover switch, Grohe |
| | BATHTUB SET | Hand shower with hose |
| LIGHTS | FLAT ENTRANCE HALL | Recessed LED spot light fixtures in plasterboard ceiling |
| | FLAT CORRIDOR | Recessed LED spot light fixtures in plasterboard ceiling |
| | BATHROOM | Recessed LED spot light fixtures in plasterboard ceiling + outlet for light above the mirror |
| | WC | Recessed LED spot light fixtures in plasterboard ceiling |
| | CLOSET | Bulk socket only |
| | ROOMS | Outlets for retrofitting of luminaires by client (1 × bulb socket) |
| | BALCONIES, TERRACES, FRONT YARDS | Outdoor wall luminaire 1x – architect-designed |

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| flats | specification | description |
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| ELECTRICAL – HEAVY CURRENT | HEAVY CURRENT | Plastic switches and sockets |
| ELECTRICAL – WEAK CURRENT | COMMON TV AERIAL, SATELLITE RECEIVER, UPC, AS AN ALTERNATIVE – O2 | Plastic sockets |
| | TELEPHONE AND DATA SOCKETS | Plastic sockets |
| | SECURITY SYSTEM | CCTV system connected to the building reception, windows in ground floor flats provided with “Connex” security foil |
| | OPTICAL SMOKE DETECTOR | Fixed to the ceiling of the flat entrance room – autonomous battery-powered |
| | ACCESS SYSTEM | Chip access control system for pedestrians, remote-controlled entrance gate |
| | CCTV SYSTEM | Camera monitoring of entrances from the street and entrances into the garages |
| | APARTMENT VIDEO-PHONE | Video-phone replaced by touch panel – communication with building entrance |
| INTELLIGENT SYSTEM | INTELLIGENT FLAT CONTROL SYSTEM | Central flat control via touch panel |
| HEATING | LIVING ROOMS | Radiators and convectors. Thermostat in each room |
| | BATHROOMS | Heating element, black Electric floor heating |
| AIR-CONDITIONING | WC, CLOSET | Solved through a central residential heat recovery unit |
| | BATHROOMS | Solved through a central residential heat recovery unit |
| | KITCHEN | Preparation for forced air extraction for range hoods terminated at the (kitchen) shaft borderline with a non-return flap valve max. range hood output 200 m ³ /h |
| COOLING | FLATS | Multi-split system |

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| BLINDS | MOTORIZED BLINDS | Shielding aluminium blinds, electrically driven, switch- or tablet-controlled, architect-designed colour |
| LOCKSMITH PRODUCTS | BALCONIES AND TERRACES, FRENCH WINDOWS | Glass or steel railing, safety glass, steel structure |
| INSPECTION DOOR | UNDER BATHTUB | Siliconed removable magnet lining |
| | IN OTHER ROOMS | Recessed aluminium door with plasterboard panel in suspended ceilings and walls, click-clack opening |
| WATER SUPPLY | FRONT YARDS ON GROUND FLOOR, TERRACES | Frost-proof water-pipe valve for water supply |
| CELLARS | CUBICLE CELLARS | Separate lockable cellar cubicles |

The building contractor reserves the right to change products while maintaining the product quality parameters.