

TAND:EM

PROJECT STANDARDS

NEW LIVING IN
HARMONY WITH
ARCHITECTURE



TAND:EM

TAND:EM Residence offers modern and timeless living that combines contemporary architecture with a strong emphasis on comfort and sustainability. This elegant semi-detached development features large glazed surfaces and spacious balconies or terraces, seamlessly integrating with the surrounding neighborhood while providing ample privacy and natural daylight.

This boutique project consists of two two-storey buildings, each comprising three apartments with thoughtfully designed layouts and a high-quality standard of finish. Parking is conveniently provided on-site, while generous outdoor areas, including private gardens, terraces, and balconies, create the perfect setting for everyday relaxation and family living.



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INTERIOR

BATHROOM



HANSGROHE REBRIS E
Washbasin Mixer, CoolStart,
EcoSmart, Chrome



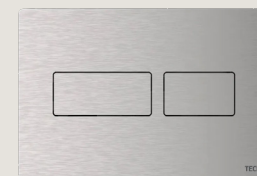
HANSGROHE REBRIS E Compact
Washbasin Mixer, CoolStart,
EcoSmart, Chrome



LAUFEN FIORA Washbasin 60
cm, with Tap Hole and Overflow



LAUFEN FIORA Handrinse
Basin 45 cm, with Left-Hand
Tap Hole and Overflow



TECE Solid Flush Plate, Brushed
Stainless Steel



LAUFEN FIORA Slim Toilet Seat,
SoftClose, White



LAUFEN FIORA Wall-Hung WC,
Rimless Flush

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INTERIOR

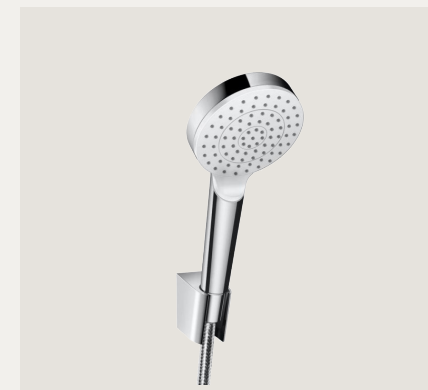
BATHROOM



HANSGROHE REBRIS E
Wall-Mounted Shower Mixer,
Chrome



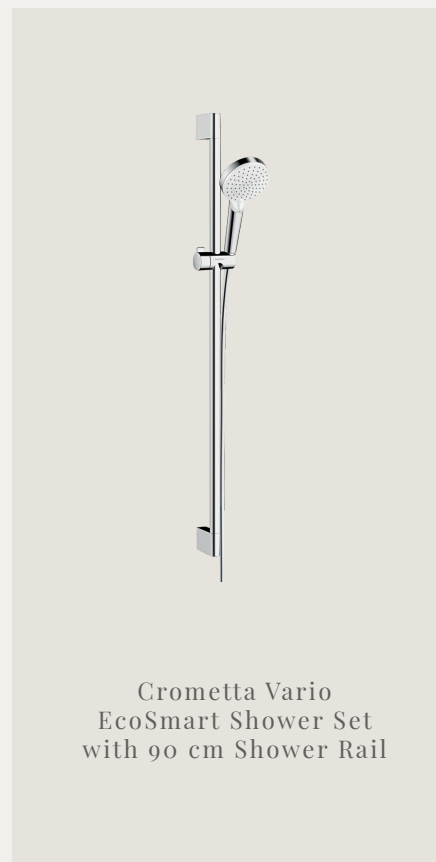
HANSGROHE REBRIS E
Wall-Mounted Bath Mixer with
Diverter, Chrome



HANSGROHE CROMETTA 1JET
Hand Shower, White/Chrome



CONCEPT 100 NEW Bathtub 170
× 70 cm / 170 × 75 cm, without
Legs, Acrylic



Crometta Vario
EcoSmart Shower Set
with 90 cm Shower Rail



CONCEPT 100 Bath
Screen 80 × 150 cm, Left-
Hand, Folding, Bright
Aluminium/Clear Glass

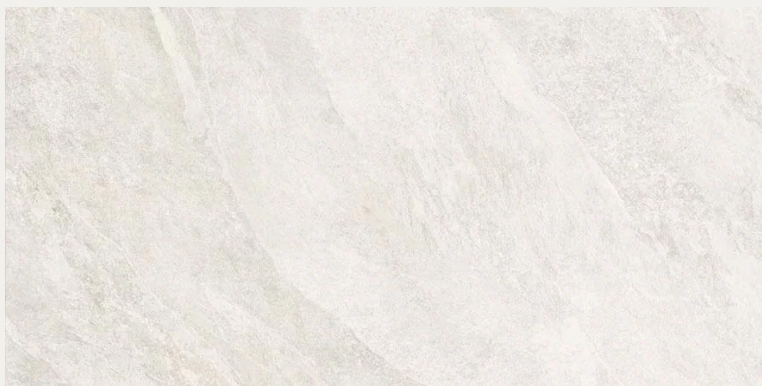
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INTERIOR

WALL AND FLOOR TILES

Large-format Hurricane Ivory wall and floor tiles in a 60 × 120 cm format give the bathrooms an elegant and timeless appearance.

The standard specification also includes provision for a mirror with integrated lighting.



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INTERIOR

FLOORS

The standard finish of the living areas features Riley Oak-effect vinyl flooring, combining a natural appearance with high durability and easy maintenance.



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INTERIOR

INTERIOR DOORS

The interior is complemented by solid interior doors with a height of 210 cm, finished in high-quality white laminate. The living room features glazed doors that enhance the flow of natural daylight and create a greater sense of openness.

EXTERNAL BLINDS

All windows are prepared for the future installation of external blinds.

AIR CONDITIONING

All living areas on the second floor are prepared for the future installation of air conditioning.



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Group	Item	Standard	Upgrade
Basic interior finishes	Living room and hallway flooring	Riley Oak vinyl	Alternative colour option available until 08/2026
	Wall and floor tiles – bathroom and toilet	Hurricane Ivory 60 × 120 cm	Alternative colour option available until 08/2026
	Washbasin and handrinse basin	LAUFEN FIORA washbasin, 60 cm, with tap hole and overflow LAUFEN FIORA handrinse basin, 45 cm, with left-hand tap hole and overflow	Washbasin vanity unit
	Toilet	LAUFEN FIORA wall-hung WC with rimless flush technology and LAUFEN FIORA slim SoftClose toilet seat TECE solid dual-flush actuator plate, brushed stainless steel	
	Concealed cistern	TECE solid flush plate for dual-flush operation, brushed stainless steel	
	Bathtub	CONCEPT 100 bathtub, 170 × 70 cm, acrylic CONCEPT 100 bathtub, 170 × 75 cm, acrylic	CONCEPT 100 bath screen, 80 × 150 cm, left-hand, pivoting, bright aluminium / clear glass
	Taps	Washbasin – HANS GROHE REBRIS E basin mixer, CoolStart, EcoSmart, chrome Bathtub – HANS GROHE REBRIS E wall-mounted bath mixer, chrome; HANS GROHE CROMETTA 1JET 3-piece shower set with hand shower Ø 100 mm, hose and wall holder, EcoSmart, white/chrome; HANS GROHE Crometta Vario EcoSmart shower set with 90 cm shower rail	
	Electric towel radiator	Electric heating element	
	Electrical outlets by the bathroom mirror	Provision for a mirror with integrated lighting	Upon client request, the power outlet can be positioned above the mirror
	Heating (temperature control)	Underfloor heating – living areas, hallway and bathroom Separate heating zones for each room, with an individual thermostat in every room Electric towel radiator – bathroom Heat pump for the entire building	Control via app

The Developer reserves the right to change the manufacturer or product specification provided that the quality and performance standards of the development are maintained. Any products specified herein may be substituted without prior notice for products of equivalent quality and technical parameters.

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Group	Item	Standard	Upgrade
Basic interior finishes	Interior doors	210 cm high, high-quality laminate, white finish, solid. Glazed door to the living room.	Change of colour or glazing, until 10/2026
	Interior plaster	Gypsum plaster, white paint finish	
	Plasterboard ceilings	In all rooms	
	Kitchen unit preparation	Services terminated in the kitchen unit area, prepared for extractor hood connection	
	Switches and sockets	White	
	Safety	Smoke detectors	
	Heat recovery ventilation	In all living rooms	
	Air conditioning	Preparation in all living rooms on the 2nd floor	
	Low-voltage wiring	Optical fibre cables, data socket in every living room	
	Replacement of sockets or switches		Yes, until 10/2026
	Windows	PVC profiles, thermally insulated triple glazing White interior surface, light grey exterior surface	

Group	Item	Standard	Upgrade
Building structure	Foundation structures	Strip foundations and slab	
	Vertical load-bearing structures	VAPIS sand-lime blocks, SILKA party walls	
	Internal partitions	YTONG masonry	
	Horizontal load-bearing structures	Monolithic reinforced-concrete slabs	
	Staircase	Monolithic reinforced concrete	
	Thermal insulation system	Polystyrene, Baunit render	

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Group	Item	Standard	Upgrade
Outdoor areas and common spaces	Lighting above entrances	Photocell controlled	
	Video doorbell		
	Building entrance door	Locking, access chip	
	Corridor floor tiles	Hurricane Grey 60 × 120 cm	
	Roofs	Flat roof – reinforced-concrete structure, insulation Pitched roof – concrete roofing Beta, gray	
	External blinds	Preparation throughout	Installation of blinds and Wi-Fi module for app control
	Balconies, terraces and front gardens	Wooden flooring, outdoor light, socket, electricity supply on all terraces, water supply to front gardens	
	Outdoor parking		11 kW wallbox
	Rainwater soakaway system		
	Garden fencing	Green mesh fencing up to 150 cm high	