



REZIDENCE

STAROPRAMENNÁ

Selection of the most important information for the apartment users

Contact details of the Residence Staropramenná administrator:

Ing. Jana Manychová, tel. +420 601 341 389;
email: spravce@rezidencestaropramenna.cz.
24/7 emergency helpdesk: +420 602 682 878.

In case of emergencies, use the appropriate emergency numbers:

Ambulance: 155, Police of the Czech Republic 158, Fire brigade: 150, line 112 (single European emergency number) and also inform the building administrator.

Use of the parking lot and the gate control

The lessees can open the entrance gate in the following ways:

- a) By means of the vehicle licence plate - the cameras at the entrance gate are able to read vehicle licence plates; if the licence plate of the lessee's vehicle to be parked within the premises is registered in the system, the gate will open automatically. To use this option, the lessee must inform the lessor in advance of the license plate number of his/her vehicle
- b) Through the GSM gateway - the lessee connects via his/her mobile phone with the gate opening system and it opens the gate; the connection takes place by dialling a phone number,... **to be specified...** (the system will not connect a phone call, but will only register an incoming call from the mobile phone). For this option, the lessee must notify the lessor in advance of the list of telephone numbers to be used to open the gate.

Through the car park manager - if necessary, the car park manager can remotely open the gate to drivers without a parking space. For this option it is necessary to call the telephone number: **+420 602 682 878.**

Apartment keys and the chip system

The EVVA AirKey electronic locking system is installed in the Residence Staropramenná, which may be controlled by using chips (key fob) or a smartphone (Android, iOS) with the AirKey application.

In case of a loss of the chips, keys or a smartphone with the AirKey application, contact the building administrator immediately.

Circuit breakers - circuit breaker for indoor air conditioning units

It is strictly forbidden to switch off the circuit breaker of indoor air conditioning units (marked in red) and the main circuit breaker in the residential switchboard.

Water mains in the apartment

The main hot and cold water shut-off valves in the apartment are most frequently located in bathrooms behind the installation door in the ceiling or in the toilet room, some apartments also have a separate hot water cap under the sink in the kitchen.

We recommend turning the shut-off taps at least once per year to prevent them from getting stuck.

Kitchen

Artificial stone worktop:

We recommend cleaning with soapy water or water with washing-up liquid; to increase the sheen, use Pronto Wood (Honey). Denaturated alcohol may be used for more resistant dirt. It is strictly forbidden to use chemicals of *Savo* (= bleach) type, or preparations containing abrasives.

A heat-resistant mat must always be used under hot kitchenware and electrical appliances.

Kitchen sink:

To prevent clogging of the drainpipe, it is strictly forbidden to pour into the kitchen sink:

- Fat, including oils, coffee grounds and food residues - this is to be disposed of as mixed waste.
- If it is necessary to clean the bathroom or kitchen drains, it is necessary to use only products for cleaning drains from the regular chemists' product range (not of *Krtek* type, and similar).

Cooker hood:

The hood contains a grease filter to absorb odours. The filter must be cleaned once a month, i.e. removed and washed manually or in the dishwasher for a shorter program and a lower temperature - details are specified in the hood instructions for use.

Cleaning agents for the various surfaces:

Wooden floors: Dr. Schutz CC-Parquet and cork cleaner

Vinyl floors: Dr. Schutz CC-PU cleaner

Floor and wall tiling: Filacleaner - Neutral concentrated cleaning agent

Wardrobes, cabinets, shelves (EGGER laminate boards): "Pronto for various surfaces".

Glass: commonly-available suitable cleaning agents. Do not use abrasives or acid-based agents.

Carpets

It is forbidden to use a robotic vacuum cleaner to vacuum the carpets! The carpet as well as the vacuum cleaner itself could be damaged when using a robotic vacuum cleaner.

The carpet should be vacuumed in the direction of the hair, **never use a brush head**.

The carpet must be protected from direct sunlight - we recommend using curtains and drapes.

Stains on the carpet must be removed immediately.

Sanitary ware

Natural stone washbasin - black marble (flats 2+kitchen corner)

Use only warm, soapy water and a dry cloth. It is then dried with a dry cloth. The surface should be dried after each use. Abrasive or other harsh (sand) cleaners that could damage the stone and damage the protective layer which makes the marble impregnable must never be used. There is a risk of stains and scratches.

White sanitary ware

Commonly available suitable cleaning agents must be used for the maintenance of white sanitary ware. Do not use abrasives or acid-based agents.

Washing machine

The water filter must be cleaned regularly - see the maintenance instructions included with the washing machine. Please note that up to 0.5 l of water may flow out of the filter during cleaning.

Air conditioning

When the air conditioner is in operation, the windows and doors should be closed to keep the air cool in the room.

If the air conditioner is used together with a kitchen-stove or other appliances producing heat, ventilate the room. Otherwise, there is a risk of lack of oxygen.

Luminaires

It is strictly forbidden to replace the light source or make any modifications to the luminaires. In these cases, it is always necessary to contact the administrator of Residence Staropramenná, to provide a replacement or any modification through its professional maintenance staff.

Mattresses

A mattress must be used together with the mattress protector.

Pictures

Dust from pictures should only be wiped with a dry duster. Never use damp cloths or detergents!

The SPRITZ table - BALCONY / TERRACE

It is used outdoors, but it may not be used at temperatures below 10°C. During the winter season it must be stored in a frost-free room.

Outdoor blinds

The blinds must be protected from strong winds. In case of a strong wind or its forecast, it is necessary to pull the blinds into its housing, otherwise there is a risk of serious damage.

Barbecues

It is forbidden to place solid fuel grills on any balcony or terrace, as they can cause permanent damage not only to the surface layer, but also to the insulation below. A grill must be placed on a non-flammable mat.

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Kitchen

Artificial stone worktop:

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Kitchen

Artificial stone worktop:

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Natural stone washbasin - black marble (flats 2+kitchen corner)

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White sanitary ware

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Washing machine

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Luminaires

It is strictly forbidden to replace the light source or make any modifications to the luminaires. In these cases, it is always necessary to contact the administrator of Residence Staropramenná, to provide a replacement or any modification through its professional maintenance staff.

Mattresses

A mattress must be used together with the mattress protector.

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Dust from pictures should only be wiped with a dry duster. Never use damp cloths or detergents!

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It is used outdoors, but it may not be used at temperatures below 10°C. During the winter season it must be stored in a frost-free room.

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REZIDENCE

STAROPRAMENNÁ

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Ing. Jana Manychová, tel. +420 601 341 389;
email: spravce@rezidencestaropramenna.cz.
24/7 emergency helpdesk: +420 602 682 878.

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Ambulance: 155, Police of the Czech Republic 158, Fire brigade: 150, line 112 (single European emergency number) and also inform the building administrator.

Use of the parking lot and the gate control

The lessees can open the entrance gate in the following ways:

- a) By means of the vehicle licence plate - the cameras at the entrance gate are able to read vehicle licence plates; if the licence plate of the lessee's vehicle to be parked within the premises is registered in the system, the gate will open automatically. To use this option, the lessee must inform the lessor in advance of the license plate number of his/her vehicle
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Apartment keys and the chip system

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Circuit breakers - circuit breaker for indoor air conditioning units

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Water mains in the apartment

The main hot and cold water shut-off valves in the apartment are most frequently located in bathrooms behind the installation door in the ceiling or in the toilet room, some apartments also have a separate hot water cap under the sink in the kitchen.

We recommend turning the shut-off taps at least once per year to prevent them from getting stuck.

Kitchen

Artificial stone worktop:

We recommend cleaning with soapy water or water with washing-up liquid; to increase the sheen, use Pronto Wood (Honey). Denaturated alcohol may be used for more resistant dirt. It is strictly forbidden to use chemicals of *Savo* (= bleach) type, or preparations containing abrasives.

A heat-resistant mat must always be used under hot kitchenware and electrical appliances.

Kitchen sink:

To prevent clogging of the drainpipe, it is strictly forbidden to pour into the kitchen sink:

- Fat, including oils, coffee grounds and food residues - this is to be disposed of as mixed waste.
- If it is necessary to clean the bathroom or kitchen drains, it is necessary to use only products for cleaning drains from the regular chemists' product range (not of *Krtek* type, and similar).

Cooker hood:

The hood contains a grease filter to absorb odours. The filter must be cleaned once a month, i.e. removed and washed manually or in the dishwasher for a shorter program and a lower temperature - details are specified in the hood instructions for use.

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Vinyl floors: Dr. Schutz CC-PU cleaner

Floor and wall tiling: Filacleaner - Neutral concentrated cleaning agent

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Glass: commonly-available suitable cleaning agents. Do not use abrasives or acid-based agents.

Carpets

It is forbidden to use a robotic vacuum cleaner to vacuum the carpets! The carpet as well as the vacuum cleaner itself could be damaged when using a robotic vacuum cleaner.

The carpet should be vacuumed in the direction of the hair, **never use a brush head**.

The carpet must be protected from direct sunlight - we recommend using curtains and drapes.

Stains on the carpet must be removed immediately.

Sanitary ware

Natural stone washbasin - black marble (flats 2+kitchen corner)

Use only warm, soapy water and a dry cloth. It is then dried with a dry cloth. The surface should be dried after each use. Abrasive or other harsh (sand) cleaners that could damage the stone and damage the protective layer which makes the marble impregnable must never be used. There is a risk of stains and scratches.

White sanitary ware

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Washing machine

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A mattress must be used together with the mattress protector.

Pictures

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The SPRITZ table - BALCONY / TERRACE

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Artificial stone worktop:

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Artificial stone worktop:

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The blinds must be protected from strong winds. In case of a strong wind or its forecast, it is necessary to pull the blinds into its housing, otherwise there is a risk of serious damage.

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Use of the parking lot and the gate control

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Water mains in the apartment

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We recommend turning the shut-off taps at least once per year to prevent them from getting stuck.

Kitchen

Artificial stone worktop:

We recommend cleaning with soapy water or water with washing-up liquid; to increase the sheen, use Pronto Wood (Honey). Denaturated alcohol may be used for more resistant dirt. It is strictly forbidden to use chemicals of *Savo* (= bleach) type, or preparations containing abrasives.

A heat-resistant mat must always be used under hot kitchenware and electrical appliances.

Kitchen sink:

To prevent clogging of the drainpipe, it is strictly forbidden to pour into the kitchen sink:

- Fat, including oils, coffee grounds and food residues - this is to be disposed of as mixed waste.
- If it is necessary to clean the bathroom or kitchen drains, it is necessary to use only products for cleaning drains from the regular chemists' product range (not of *Krtek* type, and similar).

Cooker hood:

The hood contains a grease filter to absorb odours. The filter must be cleaned once a month, i.e. removed and washed manually or in the dishwasher for a shorter program and a lower temperature - details are specified in the hood instructions for use.

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Glass: commonly-available suitable cleaning agents. Do not use abrasives or acid-based agents.

Carpets

It is forbidden to use a robotic vacuum cleaner to vacuum the carpets! The carpet as well as the vacuum cleaner itself could be damaged when using a robotic vacuum cleaner.

The carpet should be vacuumed in the direction of the hair, **never use a brush head**.

The carpet must be protected from direct sunlight - we recommend using curtains and drapes.

Stains on the carpet must be removed immediately.

Sanitary ware

Natural stone washbasin - black marble (flats 2+kitchen corner)

Use only warm, soapy water and a dry cloth. It is then dried with a dry cloth. The surface should be dried after each use. Abrasive or other harsh (sand) cleaners that could damage the stone and damage the protective layer which makes the marble impregnable must never be used. There is a risk of stains and scratches.

White sanitary ware

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Washing machine

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A mattress must be used together with the mattress protector.

Pictures

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Artificial stone worktop:

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Artificial stone worktop:

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The SPRITZ table - BALCONY / TERRACE

It is used outdoors, but it may not be used at temperatures below 10°C. During the winter season it must be stored in a frost-free room.

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REZIDENCE

STAROPRAMENNÁ

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Use of the parking lot and the gate control

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Apartment keys and the chip system

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We recommend turning the shut-off taps at least once per year to prevent them from getting stuck.

Kitchen

Artificial stone worktop:

We recommend cleaning with soapy water or water with washing-up liquid; to increase the sheen, use Pronto Wood (Honey). Denaturated alcohol may be used for more resistant dirt. It is strictly forbidden to use chemicals of *Savo* (= bleach) type, or preparations containing abrasives.

A heat-resistant mat must always be used under hot kitchenware and electrical appliances.

Kitchen sink:

To prevent clogging of the drainpipe, it is strictly forbidden to pour into the kitchen sink:

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- If it is necessary to clean the bathroom or kitchen drains, it is necessary to use only products for cleaning drains from the regular chemists' product range (not of *Krtek* type, and similar).

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Glass: commonly-available suitable cleaning agents. Do not use abrasives or acid-based agents.

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It is forbidden to use a robotic vacuum cleaner to vacuum the carpets! The carpet as well as the vacuum cleaner itself could be damaged when using a robotic vacuum cleaner.

The carpet should be vacuumed in the direction of the hair, **never use a brush head**.

The carpet must be protected from direct sunlight - we recommend using curtains and drapes.

Stains on the carpet must be removed immediately.

Sanitary ware

Natural stone washbasin - black marble (flats 2+kitchen corner)

Use only warm, soapy water and a dry cloth. It is then dried with a dry cloth. The surface should be dried after each use. Abrasive or other harsh (sand) cleaners that could damage the stone and damage the protective layer which makes the marble impregnable must never be used. There is a risk of stains and scratches.

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A mattress must be used together with the mattress protector.

Pictures

Dust from pictures should only be wiped with a dry duster. Never use damp cloths or detergents!

The SPRITZ table - BALCONY / TERRACE

It is used outdoors, but it may not be used at temperatures below 10°C. During the winter season it must be stored in a frost-free room.

Outdoor blinds

The blinds must be protected from strong winds. In case of a strong wind or its forecast, it is necessary to pull the blinds into its housing, otherwise there is a risk of serious damage.

Barbecues

It is forbidden to place solid fuel grills on any balcony or terrace, as they can cause permanent damage not only to the surface layer, but also to the insulation below. A grill must be placed on a non-flammable mat.

Before handling any electrical appliances or equipment of the apartment, the lessee / sublessee is obliged to become acquainted with the all the relevant instructions for use and manuals, available both in the apartment and on the website www.rezidencestaropramenna.cz .



REZIDENCE

STAROPRAMENNÁ

Selection of the most important information for the apartment users

Contact details of the Residence Staropramenná administrator:

Ing. Jana Manychová, tel. +420 601 341 389;
email: spravce@rezidencestaropramenna.cz.
24/7 emergency helpdesk: +420 602 682 878.

In case of emergencies, use the appropriate emergency numbers:

Ambulance: 155, Police of the Czech Republic 158, Fire brigade: 150, line 112 (single European emergency number) and also inform the building administrator.

Use of the parking lot and the gate control

The lessees can open the entrance gate in the following ways:

- a) By means of the vehicle licence plate - the cameras at the entrance gate are able to read vehicle licence plates; if the licence plate of the lessee's vehicle to be parked within the premises is registered in the system, the gate will open automatically. To use this option, the lessee must inform the lessor in advance of the license plate number of his/her vehicle
- b) Through the GSM gateway - the lessee connects via his/her mobile phone with the gate opening system and it opens the gate; the connection takes place by dialling a phone number,... **to be specified...** (the system will not connect a phone call, but will only register an incoming call from the mobile phone). For this option, the lessee must notify the lessor in advance of the list of telephone numbers to be used to open the gate.

Through the car park manager - if necessary, the car park manager can remotely open the gate to drivers without a parking space. For this option it is necessary to call the telephone number: **+420 602 682 878.**

Apartment keys and the chip system

The EVVA AirKey electronic locking system is installed in the Residence Staropramenná, which may be controlled by using chips (key fob) or a smartphone (Android, iOS) with the AirKey application.

In case of a loss of the chips, keys or a smartphone with the AirKey application, contact the building administrator immediately.

Circuit breakers - circuit breaker for indoor air conditioning units

It is strictly forbidden to switch off the circuit breaker of indoor air conditioning units (marked in red) and the main circuit breaker in the residential switchboard.

Water mains in the apartment

The main hot and cold water shut-off valves in the apartment are most frequently located in bathrooms behind the installation door in the ceiling or in the toilet room, some apartments also have a separate hot water cap under the sink in the kitchen.

We recommend turning the shut-off taps at least once per year to prevent them from getting stuck.

Kitchen

Artificial stone worktop:

We recommend cleaning with soapy water or water with washing-up liquid; to increase the sheen, use Pronto Wood (Honey). Denaturated alcohol may be used for more resistant dirt. It is strictly forbidden to use chemicals of *Savo* (= bleach) type, or preparations containing abrasives.

A heat-resistant mat must always be used under hot kitchenware and electrical appliances.

Kitchen sink:

To prevent clogging of the drainpipe, it is strictly forbidden to pour into the kitchen sink:

- Fat, including oils, coffee grounds and food residues - this is to be disposed of as mixed waste.
- If it is necessary to clean the bathroom or kitchen drains, it is necessary to use only products for cleaning drains from the regular chemists' product range (not of *Krtek* type, and similar).

Cooker hood:

The hood contains a grease filter to absorb odours. The filter must be cleaned once a month, i.e. removed and washed manually or in the dishwasher for a shorter program and a lower temperature - details are specified in the hood instructions for use.

Cleaning agents for the various surfaces:

Wooden floors: Dr. Schutz CC-Parquet and cork cleaner

Vinyl floors: Dr. Schutz CC-PU cleaner

Floor and wall tiling: Filacleaner - Neutral concentrated cleaning agent

Wardrobes, cabinets, shelves (EGGER laminate boards): "Pronto for various surfaces".

Glass: commonly-available suitable cleaning agents. Do not use abrasives or acid-based agents.

Carpets

It is forbidden to use a robotic vacuum cleaner to vacuum the carpets! The carpet as well as the vacuum cleaner itself could be damaged when using a robotic vacuum cleaner.

The carpet should be vacuumed in the direction of the hair, **never use a brush head**.

The carpet must be protected from direct sunlight - we recommend using curtains and drapes.

Stains on the carpet must be removed immediately.

Sanitary ware

Natural stone washbasin - black marble (flats 2+kitchen corner)

Use only warm, soapy water and a dry cloth. It is then dried with a dry cloth. The surface should be dried after each use. Abrasive or other harsh (sand) cleaners that could damage the stone and damage the protective layer which makes the marble impregnable must never be used. There is a risk of stains and scratches.

White sanitary ware

Commonly available suitable cleaning agents must be used for the maintenance of white sanitary ware. Do not use abrasives or acid-based agents.

Washing machine

The water filter must be cleaned regularly - see the maintenance instructions included with the washing machine. Please note that up to 0.5 l of water may flow out of the filter during cleaning.

Air conditioning

When the air conditioner is in operation, the windows and doors should be closed to keep the air cool in the room.

If the air conditioner is used together with a kitchen-stove or other appliances producing heat, ventilate the room. Otherwise, there is a risk of lack of oxygen.

Luminaires

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