



TECHNICAL DESCRIPTION BASEMENT LEVEL STORAGE

Metrodom Panoráma building „A”

1. TECHNICAL CONTENTS OF THE BUILDING

1.1. Load bearing structures

Foundation:	monolithic reinforced concrete forepoling and flat plate
Ascending structures:	monolithic reinforced concrete pillar frame
Facade spandrels:	30 cm ceramic frame wall block
Slabs:	monolithic reinforced concrete flat plate
Stair structures:	monolithic reinforced concrete

1.2. Non-load bearing structures

Apartment separation walls:	30 cm acoustically insulated Silka type brick wall
Sub-flooring:	acoustically insulated layer and concrete sub-floor on reinforced concrete slabs
Facade:	thermal insulation system, 16 cm rock wool insulation layer according to thermal dimensioning covered with fine plaster or large plate sheathing in places according to the architectural plan. The building will receive at least „ CC – State-of-the-art energy certificate ”

1.3. Roof structure

Walkable flat roof:	colored in material, frost-proof granite powder floor tiles (minimum 8 mm thick), system compatible flexible grouting materials, flexible acetate-silicone grouting at negative corners (general configuration)
Non-walkable flat roof:	5 cm R16-32 mm, rounded, fractioned gravel grain layer or 40x40x5 cm frost-proof concrete pavers above the waterproof and thermally insulated layer
Intensive green roof:	40-70 cm thick lightened roof soil-mix above the water- and thermal insulation layer, greenery on the basement and first floor slab according to the gardening plan

1.4. Staircase, corridors

Floor:	colored granite powder floor tiles (min 8 mm thick)
Wall:	two-layer white dispersed wallpaint on grouted and plastered brick surface and two-layer white dispersed wall paint on repaired wall on reinforced concrete surface
Ceiling:	two-layer white dispersed wallpaint or thermal insulation on the slab from underneath
Building entrance door:	portal structure in a thermally insulated glass wall with automatic shutting system and proxy card, entrance code and intercom operated opening system.

Internal common doors: non-flammable metal doors, fire and smoke proof doors as prescribed in the building permit

1.5. Garbage bin storage rooms (on level -1)

Floor: colored in material granite powder floor tiles (minimum 8 mm thick)
Wall: wall tile cover up to 2 meter in height, two-layer white dispersed wallpaint on plastered and grouted wall surface
Ceiling: two-layer white dispersed wallpaint on thermally insulated or grouted surface
Door: non-flammable metal doors

1.6. Elevators

Quantity: two duplex elevator groups per stairwell, one with a smaller and with one bigger cabin
Structure: steel fittings, doors and padded external covers
Capacity: 8 person, 630 kg capacity (smaller and 13 person, 1000 kg capacity, suitable for carrying furniture (bigger))

2. STORAGE

Floor: reinforced concrete with synthetic resin sheathing
Ceiling: thermal insulation panels according to thermal design, exposed reinforced concrete slab
Walls: steel wire fence structure
Doors: steel wire fence structure, posterior paneling of the rails is prohibited due to regulations of the fire department; constant ventilation has to be ensured
Safety system: CO system for the safe extraction of exhaust gases and an automatic fire alarm system is installed in the common spaces of the basement level parking garage, alert signal to the concierge service
Power supply: wall sockets are unavailable and cannot be requested, not even for a surcharge
Lighting: no individual lighting, lighting is provided by the lighting of the parking garage
Usage: The storage area is to be used for storing different vehicles (such as motorbikes, scooters, bicycles, etc.)

3. SIZE DEVIATION

The Seller informs the Buyer that sizes and dimensions indicated in the layout plans, attached as an annex, were calculated with non-plastered, raw brick walls and concrete pillars, plasterwork and tiles will cause the eventual size to be smaller.

Buyer has received the present technical description from the Seller and understood its contents and, regarding the property described herein and pursuant to the stipulations of the sales contract concluded between the Parties, accepts its terms.

After reading and interpreting, the Parties have signed the present technical description concurrently with the property (pre)sales contract as it is in full accordance with their contractual will.

Budapest, DD.MM.2017

Metrodom Invest Kft.
Seller

Buyer

Buyer