



# **TECHNICAL DESCRIPTION OFFICE SPACE**

**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 <i>Silka</i> 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: | above the waterproof and thermally insulated, a combination of a 5 cm R16-32 mm, rounded, fractioned gravel grain layer, with 40x40x5 cm frost-proof pavers   |
| 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. TECHNICAL CONTENTS OF THE OFFICES

### 2.1. Non load bearing structures

Office separation walls: 30 cm thick, sound-blocking *Silka* made brick wall  
Walls inside the offices: 10 cm plasterboard wall  
Facade: glass curtain wall, see doors and windows

### 2.2. Doors and windows

Entrance door: MABISZ certified multi-point security door in pressed steel doorcase, hard metal sheet door cover with peep hole, IE 30 compliant fire resistance. In non-optional color (not even for surcharge)  
Interior doors: full doors, optional color in the size according to the architectural design (toilet, 75/210, office, storage, meeting room, 90/210)  
Windows, terrace doors: Custom made, thermal bridge free aluminum door cases and profiles with 2-layer thermal insulated window glass ( $k=1,0 \text{ W/m}^2\text{k}$ ). Without window blind head box (cannot be installed, not even later)

### 2.3. Flooring

|                            |   |
|----------------------------|---|
| Office, storage:           | abrasion resistant fitted carpet, glued, with trimming. Laminated parquets or premium quality fitted carpet can be requested for extra charge |
| Kitchen, bathroom, toilet: | glazed ceramics floor tiles (min 7 mm thick) with footing, 1st class quality, optional colors, mesh laying                                    |

### 2.4. Wall cover, wall surface

|                   |  |
|-------------------|--|
| Walls, ceiling:   | white dispersed painting on plastered wall; colored painting or wallpaper is unavailable (not even for a surcharge)  |
| Bathroom, toilet: | Tiles up to the height of the doors in the bathroom, up to the height of 1.5 meters in the toilet, glazed ceramics (min 6 mm thick), white plastic edge protectors at the positive corners, 1 <sup>st</sup> class quality, optional color combinations and layout design |
| Kitchen:          | tile cover between 85 and 145 cm height in a 60 cm stripe. The material of tiles is glazed ceramics, white plastic edge protectors at positive corners, 1 <sup>st</sup> class quality, optional colors, mesh laying  |

### 2.5. Smart home system

|                       |   |
|-----------------------|---|
| General description:  | Turnkey installation of <i>iFeel TouchWand</i> made <i>Z-wave</i> compliant expandable system communicating with standard radio wave technology. A personal computer, smartphone or tablet connected to the internet is necessary to personalize, program and remotely control the devices. Ensuring the availability of these devices is the responsibility of the owner |
| Central unit:         | <i>iFeel WanderFull</i> made box or an equivalent device installed above the entrance door, power supply from 230V socket   |
| Control panel:        | 7" <i>iFeel TouchWand</i> touchscreen to control the basic functions of the system, wall mounted  |
| Thermostat head unit: | remote access and programmable (through the internet) digital thermostat, one per radiator, manual thermal control option, digital temperature displays. Replacement of power supply battery is the responsibility of the owner. Is not suitable to substitute an alarm system  |
| Central sensor:       | 1 motion and thermal sensor per office, mounted at the entrance. Replacing the power supply battery is the responsibility of the owner. Does not substitute an alarm system   |
| Open-close sensor:    | a sensor detecting the open/closed status of windows and doors, 1 per window/door. The entrance door is not equipped with the sensor. Replacement of power supply battery is the responsibility of the owner  |

Smart lighting: a smart home integrated relay, one per each lighting circuit, the switches can be operated manually

## 2.6. Heating, water supply

Heating system: central gas furnaces provide heating and hot water for the entire building; offices do not have access to gas. The plate radiators providing heating in the offices are equipped with individual thermostat valves, the heating system cannot be changed, central thermostat, floor heating, gas pipes inside the offices, etc. cannot be requested

Heating pipes: plastic uptake and return pipework running in the floor

Radiators: plate radiators with manual deaerators on each radiator, with smart home integration and a programmable, digital thermostat remotely accessible via the internet (temperature control in each room). White plate radiators in the offices. The locations indicated on the plan and the physical dimensions of the radiators are for reference only, the final construction plan may deviate from that

Water pipes: the base and uptake pipework of sanitary cold and hot water is made of plastic or galvanized pipes, the branch pipes inside the apartments are plastic pipes running in the wall and the floor

Sewage disposal: plastic pipework in the toilet and kitchen

Consumption meter cabinet: heating meters and separate hot and cold water meters of offices are installed on the corridors, in groups on each floor

## 2.7. Ventilation

Ventilation system: duct system made up of metal air duct elements, individual, switch operated fan ventilation in the toilets

Wiring: metal ventilation ducts in the shaft

Ventilated rooms: toilet and kitchen

AC preparation: air pipe running under the wall plane and waste water pipe plane connected to the drainage system, electric core at the indoor unit One core for the outdoor unit on the ground floor in the parking garage. Purchasing and installation of appliances is the responsibility of the Buyer

## 2.8. Sanitary ware and fixtures

Washbasin: white, at least 40 cm wide half porcelain

Mixer tap: chrome plated, mixers

Toilet: half-porcelain, deep flush, wall mounted toilet bowl, concealed cisterns built into the wall, two-plate design for long and short flushing

## 2.9. High voltage power network

|                          |  |
|--------------------------|--|
| Meter cabinet:           | ELMÚ certified meters of the offices are placed in the corridors   |
| Capacity, configuration: | According to the applicable standards, 1x32. In order to ensure future expandability, the cables running to the office distributors are 5x10 mm <sup>2</sup> |

## 2.10. High voltage electric fittings

|                    |   |
|--------------------|---|
| Sockets, switches: | <i>Schneider Asfora</i> white, plastic fittings   |
| Number of sockets: | Sockets are placed according to the power design plan, location of sockets may be reviewed at technical consultations |

## 2.11. Low voltage power network and electric fittings

|                            |  |
|----------------------------|--|
| Tv/Internet:               | conduit and wiring in the office space, 1 double connector. Contracting a telecommunication services provider is the responsibility of the buyer   |
| Telecom services provider: | the telecommunication network of the building and the offices will be built by the selected telecommunication services provider, wires and cables running through common spaces, through which services may be accessed, will be owned by the service provider. An alternative service provider may only provide services upon the decision of the house assembly following the formation of condominium |
| Intercom:                  | 1 device in the fore-room, external unit is placed next to the stairway entrance   |

## 2.12. Lighting

|                      |  |
|----------------------|--|
| General description: | standard wire network with cores, lightbulbs and lamps only in cases referred to separately in the technical description. Core placement is done according to the power design plan and may be reviewed at consultations |
| Office, storage:     | core placement is done according to the power design plan and may be reviewed at consultations   |
| Bathroom:            | 1 core mounted on the ceiling with receptacle and bulb   |

## 3. SIZE DEVIATIONS

- 3.1. 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, plaster-work and tiles will cause the eventual size to be smaller.

**3.2.** Net interior ceiling height of apartments is at least 300 cms. Plasterboard covered machinery cables running underneath the ceiling may only affect maximum 7% of the total area. Areas affected by cabling areas must be at least 230 cm in height.

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.

In approval of the present technical description, The Parties have signed the present agreement as it is in full accordance with their contractual will.

Budapest, DD.MM.2018

Metrodom Invest Kft.  
Seller

Buyer

Buyer