



TECHNICAL DESCRIPTION PARKING LOT

**10 Turóc utca, 1138 Budapest
Metrodom Beat, phase 1**

1. TECHNICAL CONTENT OF THE BUILDING

1.1. Load-bearing building structures

Foundations:	monolithic, waterproof reinforced concrete slab foundation, supported by piles
Ascending structures:	ground floor to 8 th floor structures: monolithic reinforced concrete pillar frame and reinforced concrete supporting walls, 30 cm thick <i>Porotherm 30 X-therm</i> brick infill walls, monolithic reinforced concrete staircase and lift core
Slabs:	intermediate slabs and end slab monolithic reinforced concrete flat slabs
Stair constructions:	precast or monolithic reinforced concrete

1.2. Roof structure

Non-accessible flat roof:	above the waterproofing and thermal insulation layer, in the places necessary for load bearing, in a fine crushed stone layer with 40x40x4 cm frost-resistant concrete walking slabs
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1.3. Staircase, walkways

Floors:	colored granite granulate floor tiles with skirting
Wall:	plastered and rendered on brick surfaces and rendered on reinforced concrete surfaces with 2-layer white dispersion wall paint
Ceiling:	white dispersion painting on the rendered surface on the lower plane of the slab above the -1 basement level, building insulation of the required thickness in the required places
Building entrance door:	double-layer Low-E thermal insulation and safety glazing with solar control film, custom-made heat-bridge-free aluminum-glass portal frame with automatic retractor, opening with proxy card and key, and via the intercom from the apartments/offices/shops
Internal community doors:	Non-combustible steel doors in the color specified in the design plan, fire or smoke resistant doors in white as required by the building permit

1.4. Garbage bin storage (1 on ground floor, 1 per staircase, 2 in total)

Floor:	glazed crushed granite floor tile
Wall:	Tiling up to 2.10 m high, above that plastered, white dispersion wall paint on a plastered, rendered wall surface



Ceiling:	thermal insulation on the lower surface of the slab in the places specified in the construction plan, with a thickness calculated according to the building's energy consumption
Door:	non-combustible steel doors in RAL 7016 color
Ventilation:	mechanical extraction

1.5. Bicycle storage (1 in the ground level garage)

Design:	In a separate room located in the inner courtyard side of the garage area of Stairway C
Flooring:	<i>synthetic resin flooring with skirting</i>
Lighting:	Ceiling lights with white plastic switches

1.6. Lift

Quantity:	One counterweighted duplex lift group per staircase, with one small and one large cabin lift per group, without engine-rooms
Structure:	Steel fittings, doors and external padded lining
Capacity:	8-passenger, 630 kg capacity (smaller) and 13-passenger, 1000 kg capacity, also suitable for furniture transport (larger)

1.7. Atrium

Design:	Per staircase in the 1 - 8 story part of the building, ground floor lobby, access corridors and internal corridors to the apartments on floors 1 - 8
Floors:	colored crushed granite slabs with tiled flooring
Walls:	internal walls plastered, white dispersion wall painting
Ceiling:	rendered, reinforced concrete, dispersion painting and flat plasterboard false ceiling
Railing:	Stainless steel inserts with steel rod supports
Roof:	Heat-bridge aluminum-profile glass roof, double layer Low-E insulation and safety glazing with solar control film
Vegetation:	horticultural design, easy to maintain, fast growing air purifying indoor planting

1.8. Garden

Landscaping:	jointly owned single garden with Phase 2 of the residential complex, designed according to a uniform landscaping plan
Intensive green roof:	planting soil mix and vegetation on the slab above the -1, basement level, above the waterproofing layer



Vegetation:	according to horticultural plan, fully landscaped, with automatic irrigation system
Walking paths:	concrete with decorative paving
Furnishings:	garden benches, litter bins

1.9. Community living room

Design:	Building D will be constructed on the 1st floor with the following features: community kitchenette, dining room, game console, living room set, TV, and 2 separate co-working offices
Floor:	warm flooring (vinyl, laminate parquet)
Walls:	plastered, rendered wall surface dispersion wall painting
Ceiling:	dispersion painting and/or suspended ceiling on rendered reinforced concrete
Washroom, WC:	installation as per floor plan, as specified for the apartments (tiling, sanitary ware, taps)
Electrical network:	sockets and switches as per plan
Fittings:	fully furnished, with furniture, light fittings, decoration

1.10. Wellness pool

Design:	The ground floor - 1st floor of building E will be constructed with the following features: on the ground floor (20m x 5m) swimming pool with a depth of 1.20m, with adjacent relaxation area and direct access to the sunbathing terrace in the inner garden area. The pool area gallery contains the sauna area (Finnish sauna, infrared sauna, salt room), showers and lounging beds, with access to the dressing room via a bridge.
Floor:	floor tiles (non-slip tiles)
Wall:	wall tiling, humidity-resistant wall painting above tiling height
Ceiling:	reinforced concrete, painted and/or suspended ceiling
Washroom, WC:	Fittings as per floor plan, individually specified finish (tiling, sanitary ware, taps)
Electrical network:	sockets and switches as per design
Fittings:	fully furnished, with furniture, light fittings, decoration

1.11. Fitness dressing room

Location:	on the 1st floor of Building E. The entrance to the fitness room is accessible from the corridor next to the lift, with direct access to the changing block and the pool area. The dressing room is located next to the fitness room, with direct access to the pool area
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Floor:	floor tiles (dressing room) sports flooring (fitness room)
Wall:	cold tiling, plastered over tiling, painted wall tiling with humidity allowance
Ceiling:	reinforced concrete, painted and/or suspended ceiling
Washroom, WC:	Fittings according to floor plan, individually specified finish (tiling, sanitary ware, taps)
Electrical network:	sockets and switches as per design
Fittings:	fully furnished with fitness machines, mirrors, yoga mat, built-in furniture, lighting fixtures, decoration

2. GARAGE AND CAR PARK TECHNICAL CONTENTS

2.1. Legal status

Property register: The individual parking spaces are registered as separate sub-entries in the land registry.

2.2. Non-load-bearing building structures

Floor:	reinforced concrete, flat design with synthetic resin coating, with floor drains on level -1
Walls:	natural reinforced concrete, plastered brickwork
Ceiling:	panel insulation of a thickness determined by building energy requirements in the necessary places, exposed reinforced concrete slab

2.3. Doors

Garage door:	entrance and exit on Turóc Street, entrance and exit on Hajókovács Street, 1-1 independently operated Hörmann up-and-over garage doors with license plate recognition camera and GSM modem opening, opening button on the inside, automatic locking with light barrier to prevent closing
Fire door:	fire door to be installed at the fire compartment boundary inside the garage, roll-down and side-opening, in accordance with fire safety standards. The fire door closes automatically in the event of a fire alarm and is open by default.
Garage door height:	The clear opening height of the garage door is 220 cm; vehicles taller than this cannot enter the garage.
Staircase doors:	Non-combustible steel doors in white, fire or smoke resistant doors as required by the building permit, in white.



2.4. Mechanical and electrical systems, lighting

Safety systems:	CO system for the safe removal of exhaust gases above the roof level, automatic fire alarm system in the common area of the garage, with remote monitoring and heat and smoke extraction fans
Lighting:	ceiling lights with motion sensors, plus permanent emergency lighting
Heating:	the garage is not temperature controlled
Mechanical pipes:	mechanical pipes (water, sewage, ventilation) are located under the garage floor, which do not interfere with the usability of the parking spaces, parking is guaranteed up to a height of 190 cm

2.5. Electric car charging

General description:	separate electric car charger for the parking lots, for the exclusive use of the owner of the parking lot
Installation:	3-phase, 3x16A wall-mounted charging box with a maximum power of 11 kW (depending on load and number of users), Type 2 socket, without charging cable, with individual RFID identification for billing electricity consumption. The chargers are monitored and load management is provided by a central system
Electricity meter:	centrally readable, sub-meter integrated into the charger for settling electricity consumption with the condominium

2.6. Usability

Vehicle types:	The garage is designed and built for the use of motorcycles and passenger cars. The parking spaces are NOT suitable for every type of vehicle classified as a passenger car by law. The size of the parking spaces complies with the applicable legal requirements (OTÉK). The parking spaces marked separately on the plan are reduced in size, with a width and length that is less than average
Gas-powered cars:	for fire safety and security reasons, the indoor garage cannot be used by gas-powered vehicles without a safety valve

3. SIZE DEVIATIONS

- 3.1. The Seller informs the Buyer that the room dimensions on the floor plans of the apartments annexed to the (Pre)purchase Agreement and the total useful floor area indicated on the floor plans are calculated with the use of non-plastered, unrendered, raw brick walls and concrete pillars, and that the plaster and cladding reduce these dimensions and floor areas.



The Buyer has received this technical specification from the Seller, has read and understood its contents and accepts it in accordance with the provisions of the Property (pre)sales contract between the parties on the subject of the property indicated in the technical specification.

The Parties, having read and interpreted the present Technical Specification, sign it and approve it as being in full agreement with their intentions at the same time as the property (pre)sales contract.

Budapest, 2026.

Metrodom Beat Start Ltd.

Seller

Buyer

Buyer

