

**TECHNICAL DESCRIPTION
BASEMENT LEVEL STORAGE**

**64/A Budafoki út, 1117 Budapest
Metrodom River 1-2.**

1. TECHNICAL SPECIFICATIONS OF THE BUILDING

1.1. Load bearing building structures

Foundation:	monolithic, waterproof reinforced concrete slab foundation, stilt supported
Vertical structures:	for ground level building parts 30-cm-thick load-bearing brick walls with monolithic reinforced concrete pillars, for ground level+5 floor building parts monolithic reinforced concrete pillar frame with 30-cm-thick brick filling walls, for ground level+13-floor-towers with 30-cm-thick monolithic reinforced concrete facade and bearing cores, monolithic reinforced concrete stairwell and lift core
Ceiling slabs:	intermediate floor slabs and top slab monolithic reinforced concrete flat plate
Stair structures:	prefab or monolithic reinforced concrete

1.2. Roof structure

Non-walkable flat roof:	40x40x4 cm frost-resistant concrete paving stones over water and thermal insulation layer in a fine crushed stone laying bed
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1.3. Stairwells, hallways

Floor:	colored-in-material crushed granite floor tiles (minimum 8 mm thick)
Wall:	white emulsion wall paint on a rendered, plaster skimmed, brick and reinforced concrete surface.
Ceiling:	white emulsion paint on a plaster-skin surface on the underside of the ground floor and -1 basement level, where necessary, with heat insulation of a thickness determined in line with the building's energy dynamics
Building entrance door:	custom-made aluminum and glass portal structure (without thermal bridge) with automatic closer, with opening by proximity card and key, or from within the apartment using the door phone
Internal communal doors:	non-combustible fire or smoke insulating metal doors as prescribed in the building permit

1.4. Elevator

Quantity:	one <i>Kone MonoSpace</i> elevator in each stairwell without machine room, in counterweight duplex elevator groups, one smaller and one larger elevator cage in each group
Structure:	steel fixtures, doors, and external lined coverings

Capacity: 8 persons, 630 kg load-bearing capacity (small) and 13 persons, 1000 kg load-bearing capacity, also suitable for transporting furniture (large)

2. TECHNICAL FEATURES OF THE STORAGE

Floor:	reinforced concrete with synthetic resin coating
Ceiling:	thermal insulation panels, exposed reinforced concrete slab
Wall:	steel grate structure with wire mesh, 210 cm in height (does not reach up to the ceiling)
Storage door:	steel grate structure with wire mesh
Storage cluster door:	non-flammable metal doors, fire protection doors as prescribed in the building permit
Ventilation:	natural / machine aided ventilation from the parking garage with fire-proof ventilating bricks / fire damper
Safety system:	CO system for the safe diverting of exhaust gases, smoke detector-controlled fire alarm system, alerts go to the concierge service (installed in the common areas of the parking garage)
Power supply:	no power socket is installed, cannot be requested, not even for a surcharge
Lighting:	no discrete lighting is available, can be used along with the storage cluster lighting

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 concurrently with the (pre)sales contract as it is in full accordance with their contractual will.

Budapest, 2024

Metrodom Duna Alfa Kft.
Seller

Buyer

Buyer