



TECHNICAL DESCRIPTION FLOOR-LEVEL STORAGE

**1117 Budapest, Budaöbör út 64/B
Metrodom River Phase 3**

1. TECHNICAL SPECIFICATIONS OF THE BUILDING

1.1. Load-bearing building structures

Foundation:	monolithic, watertight reinforced concrete slab foundation, supported by piles
Superstructure:	ground floor + 5-storey building sections monolithic reinforced concrete pillar frame and bracing walls, 30 cm thick <i>Porotherm 30 X-therm</i> brick infill walls, ground floor + 9-storey towers with 30 cm thick monolithic reinforced concrete facade and bracing walls, monolithic reinforced concrete stairwell and elevator core
Floors:	intermediate floors and closing floor slabs made of monolithic reinforced concrete flat stones
Stair structures:	monolithic reinforced concrete

1.2. Roof structure

Non-accessible flat roof:	above the water and heat insulation layer, in a fine aggregate bedding layer, with 40x40x4 cm frost-resistant concrete paving stones
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1.3. Stairwell, corridors

Flooring:	colored crushed granite floor tiles with skirting boards
Walls:	plastered and smoothed on brick surface, and smoothed on reinforced concrete surface, with 2 coats of white dispersion wall paint
Ceiling:	white dispersion paint on plastered surface, -1 thermal insulation of building energy efficiency thickness on the lower plane of the ceiling above the basement level where necessary
Building entrance door:	double-layer Low-E thermal insulation and safety glazing, with sun protection film, custom-made thermal bridge-free aluminum-glass portal structure, automatic retractor, opening with proxy card and key, and intercom from the apartment/office/shop
Internal communal doors:	non-combustible steel doors in RAL 9010 color, fire or smoke barrier doors as required by the building permit, in RAL 9010 color

1.4. Wastebin storage (-1 basement level, 1 per stairwell, 3 in total)

Flooring:	glazed crushed granite floor tiles
Walls:	Tiled up to a height of 2.10 meters, above which the plastered, smoothed wall surface is painted with white dispersion paint
Ceiling:	Thermal insulation of a thickness determined by building energy efficiency on the lower surface of the ceiling in the locations specified in the implementation plan

Door: Non-combustible steel doors in RAL 9010 color
Ventilation: mechanical extraction

1.5. Pram storage (2 on the ground floor)

Flooring:	glazed crushed granite floor tiles with skirting boards
Walls:	Plastered, smoothed wall surface with white dispersion wall paint
Ceiling:	Thermal insulation with thickness calculated according to building energy standards on the lower surface of the ceiling
Door:	non-combustible steel doors in RAL 9010 color
Lighting:	ceiling lights with white plastic switches

1.6. Bicycle storage (2 pcs on the ground floor)

Layout:	separate room with 1 entrance from the hallway inside the building
Flooring:	glazed crushed granite floor tiles with skirting boards
Wall:	White dispersion wall paint on plastered, smoothed wall surface
Ceiling:	Thermal insulation with a thickness calculated according to building energy efficiency standards on the lower surface of the ceiling
Door:	non-combustible steel doors in RAL 9010 color
Lighting:	ceiling lights with white plastic switches

1.7. Elevator

Quantity:	One machine room-free, counterweight duplex elevator group per stairwell, with one smaller and one larger cabin elevator per group
Structure:	steel fittings, doors and external cladding
Capacity	8 persons, 630 kg load capacity (smaller) and 13 persons, 1000 kg load capacity, also suitable for transporting furniture (larger)

1.8. Atrium

Layout:	ground floor + 5 storeys, lobby on the ground floor, internal corridors on floors 1-5 providing access to the apartments
Flooring:	colored crushed granite floor tiles with skirting boards
Walls:	Facade walls: double-layer Low-E thermal insulation and safety glazing, sun protection film, thermal bridge-free aluminum curtain wall with internal steel support structure, internal walls plastered, smoothed wall surface, white dispersion wall paint

Ceiling:	smoothed reinforced concrete, dispersion paint and flat plasterboard suspended ceiling
Railing:	double-layer, glued safety glass railing with stainless steel U-profile handrail
Roof	Thermal bridge-free aluminum profile glass roof, double-layer Low-E thermal insulation and safety glazing, with sun protection film
Entrance door:	double-layer Low-E heat-insulating and safety glazing, with sun protection film, thermal bridge-free aluminum door, opened with a proxy card
Planting:	according to landscaping plan, easy to maintain, fast-growing air-purifying indoor plants, automatic irrigation system on the ground floor, drip fountain
Furnishings:	built-in seating, mailboxes

1.9. Garden

Layout:	shared garden with the other phases and buildings of the residential park, designed according to a unified landscaping plan
Intensive green roof:	-54-68 cm thick planting soil mixture and vegetation above the waterproofing on the ceiling above the basement level
Vegetation:	According to the landscaping plan, fully landscaped, with an automatic irrigation system
Walkways:	with decorative concrete paving
Furniture:	garden benches, trash cans

1.10. Zen garden

Design:	shared garden with the other phases and buildings of the residential park, designed according to a separate landscaping plan
Stream:	with water features, a fountain and a stone bridge
Vegetation:	According to the landscaping plan, fully landscaped, with an automatic irrigation system
Walkways:	stabilized crushed stone and stone slabs
Furniture and garden elements:	garden benches and rocks

1.11. Wellness (On the ground floor and P1 level of Stairwell A)

Flooring:	crushed granite tiles
Wall:	Tiled covering on smoothed reinforced concrete and plastered surfaces, and two-layer dispersion-based interior wall paint
Ceiling:	2 layers of dispersion-based interior wall paint on smoothed reinforced concrete surfaces and flat suspended ceilings

Saunas:	completely assembled, 1 Finnish sauna (for 6-7 persons), 1 infrared sauna (for 2-3 persons)
Salt room:	completely ready-installed (for 2 persons)
Pools:	built-in, mosaic-tiled jacuzzi (for 4-6 persons) and plunge pool (for 2 persons)

1.12. Boathouse (on the ground floor of Stairwell A)

Flooring:	glazed crushed granite floor tiles
Walls:	2 layers of dispersion-based interior wall paint on plastered reinforced concrete and plastered surfaces
Ceiling:	Thermal insulation with a thickness calculated for building energy efficiency on the lower plane of the ceiling
Door:	Thermal bridge-free aluminum structure, double-leaf, thermally insulated solid core door, opened with a proxy card
Lighting:	ceiling lights with white plastic switches

1.13. Roof terrace

Design:	The roof terrace with panoramic views of the Danube will be built on the roof level of stairwell towers "A" and "C", accessible by elevator and stairs to the 9th floor, and by stairs from the 9th floor.
Flooring:	decorative paving tiles
Vegetation:	Intensive and semi-intensive green roof islands
Furnishings:	built benches and sun beds

2. STORAGE

Flooring:	colored crushed granite floor tiles (8 mm thick)
Ceiling:	white dispersion paint on a plastered surface
Exterior wall:	plastered and smoothed brick surface, reinforced concrete surface repaired with 2 coats of white dispersion wall paint
Partition wall:	10 cm thick brick masonry plastered, with 2 coats of white dispersion wall paint
Storage door:	metal door
Storage group door:	non-combustible metal doors fire doors as specified in the building permit
Ventilation:	natural ventilation from the corridor with fireproof ventilation bricks and ventilation grilles built into the storage doors
Power supply:	no electrical outlet will be installed, even at extra cost
Lighting:	individual lighting with white plastic switch

3. SIZE DEVIATIONS

The Seller informs the Buyer that the dimensions shown on the storage floor plans attached to the contract have been calculated based on unplastered, unclad, raw brick walls and concrete pillars, and that the plastering and cladding cause these dimensions and floor areas to be reduced.

The Buyer has received this technical description from the Seller, is familiar with its contents, and accepts it in accordance with the provisions of the Pre-purchase Agreement concluded between the parties regarding the property specified in the technical description.

The Parties sign this technical description at the same time as the Pre-purchase Agreement, after reading and interpreting it, as an expression of their agreement with its contents.

Budapest, 2026.

Metrodom Duna Bravo Kft.
Seller

Buyer