



TECHNICAL DESCRIPTION GARAGE

**14 Vágóhíd utca, 1095 Budapest
Metrodom Green**

1. TECHNICAL SPECIFICATIONS OF THE BUILDING

1.1. Load bearing building structures

Foundation:	monolithic, waterproof reinforced concrete slab foundation, stilt supported
Vertical structures:	30-cm-thick <i>Porotherm 30 X-therm</i> brick walls with monolithic reinforced concrete pillars and reinforcing wall, 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:	rendered and plaster-skimmed on brick, mended on reinforced concrete surfaces with 2-layer white emulsion wall paint.
Ceiling:	emulsion paint on a plaster-skimmed surface on the underside of the -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 proxy card and 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>Schindler 3000</i> elevator (or similar) 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: 9 persons, 675 kg load-bearing capacity (small) and 14 persons, 1050 kg load-bearing capacity, also suitable for transporting furniture (large)

2. TECHNICAL FEATURES OF THE PARKING GARAGE

2.1 Non-load bearing structures

Floor: concrete, non-slope construction with synthetic resin pavement, dilated, floor-drains on Level -1

Wall: exposed reinforced concrete, rendered brick walling

Ceiling: thermal insulation panels in places where required, thickness scaled in accordance with the energy dynamics of the building, exposed reinforced concrete slab

2.2 Doors and windows

Garage doors: sectioned garage doors for ground floor and basement entrances, both in and out, with motorised (later specific number plate recognition, long range, card or GSM operated automatic sensor) opening and control unit, with automatic closing safety light barrier

Fire door: a side-opening and side-closing garage door installed at the fire compartment boundary between the two phases, complying with fire safety standards. The fire door closes automatically when a fire alarm is activated and is open by default

Garage door height: the free opening height of the garage door is 210 cm, vehicles exceeding this height limit are not allowed to enter

Stairway doors: non-flammable metal fire protection doors as prescribed in the building permit, proxy card opening from the parking garage

2.3 Engineering, lighting

Ventilation: mechanical ventilation, only in basement, central exhaust fan with pressure sensor control, constant depression in the collection pipe. The exhaust air is discharged above the roof plane. The ground floor garage space is considered as an open parking area due to the side walls with openings

Safety system: CO system for the safe diverting of exhaust gases, automatic fire alarm system is installed in the common areas of the parking garage, fire alarm alerts go to the concierge service

Lighting: ceiling lamps with motion sensor activation, permanent emergency lights

Heating: the parking garage is not temperature controlled

Engineering ducts: Engineering ducts installed under the slab of the parking garage (water, sewage, ventilation) do not affect the usability of parking spaces, parking is guaranteed up to 180 cm in height

2.4 Electric car charging

General description: installation of a separate electric car charger for the parking slot, for the exclusive use of the owner of the parking space

Mains installation: 3-phase, 3x16A-sized charging box, wall-mounted, up to 11 kW (depending on load and number of users), with type2 socket and without charging cable

Charging starts with a unique identifier to prevent unauthorized power consumption. Chargers are monitored and load is managed by a central system. Consumption meter: a sub-meter integrated in the charger for the settling of electricity consumption with the condominium

2.5 Availability

Vehicle types: the parking garage has been designed and constructed for motorcycles and passenger cars; the parking places are NOT suitable for every type of passenger vehicle specified as such by applicable legislation. Vehicles exceeding 470 cm in length may not be able to park. Where specifically indicated in the plan, parking spaces are shorter in length or narrower than average

Natural gas vehicles: for fire protection and safety reasons, the parking garage cannot be used for parking natural gas vehicles

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 Acer Kft.
Seller

Buyer

Buyer