



TECHNICAL DESCRIPTION BASEMENT LEVEL STORAGE

**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

2. TECHNICAL FEATURES OF THE STORAGE

Floor:	reinforced concrete with synthetic resin coating
Ceiling:	thermal insulation panels, exposed reinforced concrete slab, steel grid structure with wire mesh for storage use at a height of 210 cm. The part above the designated height cannot be used for storage for fire safety reasons
Wall:	steel wire mesh, 210 cm high (not extending to the ceiling). Subsequent covering or concealing of the mesh is prohibited for fire safety reasons, continuous ventilation must be ensured
Storage door:	steel grate structure with wire mesh
Ventilation:	natural / machine aided ventilation from the parking garage
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 parking garage lighting
Use restriction:	for fire regulation reasons, it is important that the design allows use (storage) related to the intended main function of car storage.

3. DIMENSION AND SIZE DEVIATIONS

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, plasterwork and tiles will cause the eventual size to be smaller.

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 Green Acer Kft.
Seller

Buyer

Buyer