



# **TECHNICAL DESCRIPTION APARTMENTS**

**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:	<i>Ceramica Euro R- Evolution Dark R10</i> 60x120 and 60x60 colored-in-material crushed granite floor tiles (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:	<i>Novoform NS Metal Elite1 or Elite2</i> non-combustible fire or smoke insulating metal doors as prescribed in the building permit

### 1.4. Dustbin storage (1 in each stairwell, each on the ground level, two in total)

Floor:	<i>Ceramica Euro R- Evolution Dark R10</i> 60x120 and 60x60 colored-in-material crushed granite floor tiles (8 mm thick)
Wall:	tile cladding up to a height of 2, 2.10 meters, white emulsion paint on a rendered and plaster skimmed surface above it
Ceiling:	heat insulation of a thickness determined in line with the building's energy dynamics on the underside of the slab

Door: *Novoferm NS Metal Elite1 or Elite2* non-combustible metal doors

Ventilation: machine extraction

### 1.5. Bicycle storage (1 piece on the ground floor)

Construction: in a separate premise with 1 entrance each from the outside and from the hallway inside the building

Floor: *Ceramica Euro R- Evolution Dark R10* 60x120 and 60x60 colored-in-material crushed granite floor tiles (8 mm thick) with 6 mm skirting

Lighting: ceiling lamps with motion sensor operated lightswitch

### 1.6. Elevator

Quantity: one *Schindler 3000* 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)

### 1.7. Foyer

Design: a 181 sqm area in the ground floor + 3 story parts of the building, lobby and café on the ground floor

Floor: *Travertin* natural limestone colored-in-material floor tiles with 6 mm skirting

Wall: glassed, thermal bridge free aluminum curtain wall with steel support structure on the interior side, klinker ceramic tile – *Feldhaus 99INF9* surface on the interior walls

Ceiling: plaster skimmed reinforced concrete, emulsion wallpaint and flat plasterboard suspended ceiling

Furniture: mobile or stationary seats, reception desk, mailboxes

Package point: drop-off area for packages ordered online with home delivery

### 1.8. Garden

Design: a joint garden shared with the second phase of the residential complex, built according to a unified landscaping plan

Intensive green roof: minimum 40 cm thick layer of soil mix and plants on the slab and water insulation over the -1 basement level

Plant cover: fully landscaped park with automatic irrigation system

Paths: ornamental concrete paving

Furniture: garden benches, litter bins

### 1.9. Playground

Cover, playground equipment: drinking fountain, outdoor fitness machines, mini bike track, boulder wall, playground equipment, rubber cover

### 1.10. Gym

Floor: sports vinyl flooring  
Walls: two-layer emulsion indoor wall paint on rendered and plaster skimmed reinforced concrete and brick surfaces  
Ceiling: two-layer emulsion indoor wall paint on rendered and plaster skimmed reinforced concrete surface  
Entrance door: metal structure door with proxy card opening  
Facilities: various different types of cardio and exercise machines (such as treadmill, elliptical trainer, exercise bike, machines for the training of the upper and lower body), weight bench with weights set and rack

### 1.11. Bathrooms, restroom

Design: 1 men's, 1 ladies' washroom-toilet with common handwash area, one shower room and two common showers  
Floor: colored-in-material crushed granite floor tiles  
Walls: glazed ceramic wall tiles under 200 cm, two-layer emulsion indoor wall paint above  
Ceiling: two-layer emulsion indoor wall paint on flat plasterboard surface  
Washrooms: 1-1 white half porcelain washbasins, at least 55 cm wide, with chrome plated mixer tap  
Toilets: 1 in the men's 1 in the ladies' restroom  
Shower: 3 shower cabins in size according to the floor plan with built, tiled 5-7 cm tall rim, shower tap and shower set

### 1.12. Wellness

Floor: colored-in-material crushed granite floor tiles  
Walls: glazed ceramic wall tiles under 200 cm, two-layer emulsion wall paint above  
Ceiling: two-layer emulsion indoor wall paint on plaster skimmed reinforced concrete and flat plasterboard suspended ceiling  
Saunas: 1 complete, turnkey Finnish sauna (4-6 persons), 1 infrared sauna (2-3 persons), 1 salt cabin (3-4 persons)

### 1.13. Community living room and children's playroom

Floor:	laminated parquette, fitted carpet or SPC floor
Walls:	dispersed paint on plaster skimmed wall
Ceiling:	white dispersed paint on plaster skimmed wall
Washroom, diaper changing room, WC:	furnishing as per the layout plan, in pre-defined finish (tiles, sanitary-ware, faucets)
Electricity network:	wires, sockets and switches as written at the apartments section
Furnishing:	fully furnished with furniture, lamps, decorations and toys

### 1.14. Rooftop terrace

Design:	constructed on the top level of the tower "A"
Floor:	ornamental stone cover
Palnts:	intensive and semi-intensive green roof islands
Sun terrace:	Sunbeds, outdoor shower
BBQ terrace:	fixed electric barbeque, outdoor table and benches

### 1.15. Solar panels

Implementation:	23 kW capacity, connected to the communal meters
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### 1.16. Community office space

Implementation:	63 sqm on the ground floor from the internal garden, meeting room, shared office space with bathroom and toilet
Furnishing:	tables and chairs, 4 workstations

## 2. TECHNICAL FEATURES OF THE APARTMENTS

### 2.1. Non-load bearing building structures

Facade infill walls:	<i>Porotherm 30 X-therm</i> made, 30-cm-thick burnt ceramic brick walling
Inter-apartment and corridor partition walls:	sound-proofing calcium silicate brick wall (apartment/corridor: 30 cm thick, apartment/apartment: 30 cm thick <i>Silka HML 300 NF+GT</i> )

Partition walls inside apartment:	<i>Porotherm 10 N+F</i> 10-cm-thick burnt ceramic brick walls
Blade and parapet walls:	<i>Porotherm 10 N+F</i> 10-cm-thick burnt ceramic brick walls
Curtain walls:	masonry or plasterboard structures made according to the architectural plans
Floor bases:	impact noise proofing layer and floating concrete subfloor on reinforced concrete slabs
Facade:	8-15 cm thick rock wool or styrofoam facade insulation scaled to the building's energy dynamics on façade filling walls, 8-20 cms on reinforced concrete walls, covered with thin rendering or brick cover, authentic energy certificate with at least <b>"A" energy classification</b>
Facade cladding:	<i>EQUITONE Tectiva</i> brick cover up to floor 3, from floor 4 thermally insulated system compliant rendering

## 2.2 Balcony, terrace

Balconies:	the floor plane of the terrace/balcony is nearly identical in height with the floor plane of the apartment on floors 2-3 and 5-10
Loggia, terrace:	floor 4, because of the laying order of thermal and water insulation, the outside area can be accessed via two steps, the floor level is maximum 40 cms higher than that of the interior
Tiling:	2-3. floors <i>Ceramica Euro Nordstone Nero R10</i> 30x60 and 5-10. floors <i>Cersanit Fog G311 light gray</i> 30x60 cm colored in material, frost resistant crushed granite floor tiles, with 8 cm high footing (only on plastered, colored facades), bonded with flexible adhesive mortar, system compliant flexible grouting materials, flexible silicone grouting at negative corners, stack bond pattern (cannot be modified, not even for a surcharge). Dry laid floor tiles on legs or WPC cover on 4 <sup>th</sup> floor loggias, paving stones cover on rooftop terraces
Handrails:	powder coated anthracite stick rails on floors 2-3, white powder coated stick rails on floors 5-10. Walled balustrade at the loggias on floor 4. No rails are constructed on the rooftop terraces in the direction of the green roof, only a heightened footing

## 2.3. Doors and windows

Entrance door:	security entrance door <i>Dierre Firecut Vulcano</i> with reinforced security lock and steel doorframe, burglar proof door handles and stopper, optical peephole, aluminum doorstep approved by MABISZ (Association of Hungarian Insurance Companies), available in only Malamine bleach oak R8 vertical grain 03 color (may not be changed even at an extra charge)
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Interior doors:	<i>Classen</i> foil laminated honeycomb door, surface plain pattern, selectable colors, in sizes specified in the architectural plans (bathroom, WC, closet, pantry: 75/210, habitation rooms: 90/210)
Windows, balcony doors (Floor 1):	<i>Aliplast MC Wall</i> window planes built in curtain wall, without shutter
Windows, balcony doors (floors 2-10):	<i>Decco 83-MD</i> seven air-chamber plastic casement doors and windows with thermal-insulation with three-layer thermal insulated glazing conforming to the applicable standards, scaled in accordance with the building's energy dynamics ( $U_g \leq 0,7 \text{ W/m}^2\text{k}$ ), with 1 air vent installed per apartment (typically located in the living room or the kitchen). Opening direction specified individually for each apartment
Shutters:	on floors 2-3, 5-10, built in shutter boxes under the wall plane in the rooms and kitchens for facade windows and doors, with motorized, thermal insulated, PU foam filled aluminum shutter screens, smart-home integrated shutter switches, touch-control, manually switchable, stylish white glass panel, illuminated touch surface. The shutter on floor 4 are constructed with the same finish as the ones on the other floors, no shutters on balcony doors opening to the loggias, and on the fixed glass walls
Curtain rail mounting:	in view of the heating/cooling pipes in the ceiling, curtain rails can only be mounted within a 15-cm strip from the external doors and windows

## 2.4. Floor covering

Rooms:	7 mm thick <i>Diego Standard Plus</i> laminate flooring with color-matched skirting, foam sheet underlay and moisture barrier foil, wear resistance rating: 31, in at least 4 color options
Anteroom:	depending on the given apartment, <i>Cersanit</i> glazed ceramic floor tiles or porcelain tiles (8 mm thick) with skirting, laid in stack-bond pattern, in selectable colors, or <i>Diego Standard Plus</i> laminated parquette of the same type as laid in the rooms, in at least 4 selectable colors
Kitchen, utility room:	<i>Cersanit</i> glazed ceramic or porcelain (8 mm thick) with skirting, stack laid bond pattern in selectable colors
Bathroom, WC:	<i>Cersanit</i> glazed ceramic floor tiles (8 mm thick) laid in stack bond pattern, selectable colors

## 2.5. Wall covering, wall surfaces

Living and bedrooms, hall, utility room:	white emulsion paint (colored paint or wallpaper not available, even at an extra charge) on a rendered, plaster skimmed surface
Bathroom, WC:	tile cladding up to the height of the door in the bathroom, and to a height of 1.5 m in the WC, <i>Cersanit</i> glazed ceramic (8 mm thick), with plastic edge protectors on the outside edges, laid in stack bond pattern, in selectable colors
Kitchen:	tiling in a 60 cm strip between the heights of 85 and 145 cm. <i>Cersanit</i> glazed ceramic tiles with white plastic edge protectors on the outside edges, stack bond pattern, in selectable colors

## 2.6. Heating and cooling

System:	<i>Dual Eco</i> combines cooling/heating system with smart home integrated control and individual metering, a combined system of condensing gas furnaces and heat pumps installed in each building
Boiler:	a combined system of condensing <i>Remeha Quinta</i> gas boilers and <i>Aquaciat R-32</i> heat pumps installed in the basement level on the top floor of Tower “B”
Pipes:	heating and cooling pipes in the reinforced concrete slab (ceiling) for heating and cooling of the ceiling surface
Heating:	ceiling surface heating in the bedrooms and the living room, electric towel radiators in the bathrooms with smart home integrated temperature and humidity thermostats
Cooling:	ceiling surface cooling in the living room and bedrooms, towel dryer radiators in the bathrooms with smart home integrated temperature and humidity thermostats
Cooling and humidity:	based on temperature and humidity, the system automatically controls the temperature of the coolant and turns off cooling if risk of condensation is present on the cold reinforced concrete ceiling surface. In case of intensive vapor production (multiple daily washing, high-volume cooking, more than average plants, use of humidifiers), normal humidity levels (40-60%) must be ensured by ventilation or, if needed, dehumidifiers
Dehumidifier:	dehumidifier outlet in the hallway, at a height of 185 cm, one electrical socket and one 10x10 recessed box with condensation drainage pipe connection, HL138 air conditioning siphon mounted at a height of 15 cm under the wall plane. Suitable for connecting a mobile or fixed dehumidifier, purchase of the appliance is optional and is the responsibility of the customer



Ventilation restrictions:	in humid weather or when air does not cool down during a summer rain, but humidity levels rise, the system automatically turns off cooling and then turns it back on after a certain period of time. To prevent the apartment from warming, ventilation is to be delayed
Cooling and shading:	to ensure the efficiency of the cooling system shutting the windows and shading by shutters are required

## 2.7. Water and sewage

Water pipes:	domestic cold and hot water feed mains and risers made of plastic or galvanized steel pipe, branch lines in the apartments made of five-layer plastic pipe routed in the walls and floor
Wastewater drainage:	in the bathroom and WC, plastic pipe
Meter cabinet:	heat meters connected to the heating system, separate water meters for cold and hot water, placed in cabinets in the corridors

## 2.8. Ventilation

Ventilated areas:	interior air spaces without natural ventilation in bathrooms, WCs and utility rooms
Ventilation system:	pipe system consisting of metal air duct elements, dedicated light switch-actuated <i>Trox Meltem Vario</i> extractor fans in the WCs, bathrooms and utility rooms, and a connection point in the wall at the service shaft for an extractor hood in the kitchen or, if the shaft is located outside of the kitchen area, plasterboard covered pipes routed from the shaft to the kitchen. Extracted air is vented above the roof line
Ducts:	in shaft, metal ventilation ducts

## 2.9. Sanitary fixtures and fittings

Bathroom sink	white porcelain, <i>Villeroy &amp; Boch O.Novo</i>
Hand basin:	only in separate lavatories, <i>white, porcelain Villeroy &amp; Boch O.Novo</i>
Bathtub:	<i>Kolo Rekord</i> enameled white acrylic bathtub, 170 cm long, built-in, with tiled front panel and chrome overflow and drain set (only in bathrooms where a bathtub is indicated on the floor plan)
Shower tray:	white enameled cast marble, 90x90 cm, with standard shower siphon (MBC9090-03-1 PAROS C) and chrome plated cover (the shower cabin is not a part of the technical specification). Where a built tray is indicated on the layout plan, the shower tray comes with a 5-7 cm tall tile covered built rim

Tap unit:	<i>Hansgrohe Vernis Blend</i> or identical chrome-plated, single handle sink, bathtub and shower tap unit. Hand shower set for the bathtub tap unit, with shower rod. Hand shower set for the shower tap with rod (mounting of the wall bracket and the rod lies with the resident)
WC:	<i>Villeroy &amp; Boch O.Novo</i> product family, porcelain, white deep flushing wall bracket-mounted toilet bowl, in-wall cistern with two buttons providing long and short flush
Washing machine connection:	wall-mounted wastewater outlet and cold-water inlet, at the location indicated on the plan in the bathroom and in utility rooms where such is separately indicated
Dishwasher connection:	water inlet via a two-way valve, and wastewater outlet through the sink combination siphon (the kitchen sink and the siphon are not a part of the technical specification)

## 2.10. Mains electricity network

Meter cabinet:	<i>Hansel</i> electricity meters for the apartments, of a type approved by the electricity provider, grouped by floor and located in the electricity meter cabinet
Capacity, configuration:	1x32 A for studio apartments and living room + 1- and 2-bedroom apartments, 1x50A in bigger ones, For studios and one-bedroom apartments, the cross-section of the cable to the distribution panels is 3x10 mm <sup>2</sup> , for two-bedroom apartments it is 3x16 mm
Electrical installation:	all installation is performed in compliance with the MSZ EN-60364 standard. The building's earthing system (TN-C-S network) is augmented with equipotential bonding. Electric shock protection within each apartment is provided by a separate residual current device

## 2.11. Mains electrical fittings

Plug sockets:	<i>Legrand Niloé</i> white plastic fittings
Switches:	white plastic fittings smart-home integrated switch with stylish white glass panel, illuminated touch surface
Cooker:	in the kitchen in the location specified in the plan, only electric cookers may be installed in the apartments
Number of plug sockets:	in rooms 2-4 plug sockets, in the kitchen 2-4 sockets above the kitchen counter, 1 separate socket each for the refrigerator, washing machine and extractor hood. In the bathroom 3 sockets, one above the sink (next to the place for the mirror), one for the washing machine (if no washing machine is indicated in the bathroom plan, the switch will not be installed), and one for the towel dryer radiator (controlled by the room thermostat). The exact number of sockets in the rooms and

the kitchen is determined by the electrical implementation plan, which may be reviewed at the technical consultation

## 2.12. Low-current wiring and fittings

Telco network:	wiring tube and CAT6/CAT5e cable network, with 1 double socket each in the living room and bedrooms. The buyer is responsible for concluding a contract with the service provider
Telecommunications service provider:	the telecommunications network of the building and the apartments will be installed by the selected service provider, that will come into ownership of the wiring network running through the common areas, via which provider's services may be used. Other service providers may install networks and provide telecommunications services following the establishment of the condominium, based on a resolution adopted by the assembly
Intercom:	audio-video intercom system with indoor touch-panel operation, the outdoor unit is installed next to the main entrance of the residential building

## 2.13. Smart home system

General description:	turnkey <i>Z-wave</i> compliant expandable system communicating through radio wave technology. A personal computer, smartphone or tablet connected to the internet is necessary to configure, program and remotely control the devices. Ensuring the availability of these devices is the responsibility of the owner
Central smart switch:	glass touch panel installed according to the plans in the anteroom or near it for controlling 4 basic functionalities of the system
Thermostat:	1 wall-mounted digital thermostat in each of the rooms and bathrooms, remotely accessible and programmable (through the internet), manual temperature control option, digital temperature and humidity displays
Motion sensor:	motion sensor in the lobby to detect the opening and closing of the entrance door, no security functions. Powered by batteries which must be replaced as necessary
Smart lighting:	smart switch, touch control operation, can be manually operated, with stylish white glass panel, illuminated touch surface

## 2.14. Lighting

General description:	wiring system in compliance with the applicable standard, with one lightbulb per room. Outlets are positioned according
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	to the electrical plan, which may be reviewed at the technical consultation
Mounting of ceiling lamps:	in view of the cooling/heating pipes routed in the ceiling, slab-mounted lamps may only be mounted on the area of the electric box by drilling through it, lighter lamps may be glued. During the heating-cooling period, individual mounting points can be selected using a thermal camera
Room, hall:	1 or two ceiling outlet per room depending on the layout plan
Bathroom:	1 ceiling outlet with fitting and bulb, 1 separate wall outlet above the sink at a height of approx. 200 cm
Kitchen:	1 ceiling outlet with fitting and bulb, 1 separate wall outlet for lighting under the wall cabinets in the kitchen, at a height of approx. 150 cm
Balcony, terrace:	side wall or ceiling lamp with bulb and lampshade (no choice of type) with interior switch. Lighting units on the facade are positioned in accordance with the plan, and are of the same type everywhere (with no option to alter this)

### **3. SELECTION AND MODIFICATION OPTIONS, MISCELLANEOUS PROVISIONS**

The technical contents defined by the layout plan and the present technical description may only be modified, and options selected, within the specified scope and before the specified deadline.

#### **3.1 Selection and modification (within the specified deadline and to the extent technically possible, in compliance with the applicable regulations)**

##### **3.1.1 Construction phase**

Location and opening direction of interior doors

Location of ceiling lamps, high voltage, and low voltage power cores

Location of water supply and sewage cores (washbasin, kitchen sink, washing machine, bathtub, bathtub to shower change and vice versa)

The fee of required plans (construction, engineering, electricity) is HUF 20,000 plus 27% VAT per plan.

Selection deadlines – relocation of walls, location of power and engineering outlets

TERMINATED

### **3.1.2 Color of floor and wall tiles, tile layout, laminated parquet and the interior doors**

Selection deadlines of floor and wall tiles  
TERMINATED

Selection deadlines of laminated parquet and the interior doors

A staircase

1-6th floor - TERMINATED

7th floor - TERMINATED

8th floor - TERMINATED

9th floor - TERMINATED

10th floor - TERMINATED

B staircase

1-8th floor - TERMINATED

9th floor - TERMINATED

10th floor - TERMINATED

### **3.2 Selections subject to extra charge (as per price offer, to the extent technically possible in compliance with applicable regulations)**

The Buyer may order non-standard configurations from Seller for a surcharge. Depending on the cost of modifications, the price of the property, more precisely the first installment (the advance payment) will change, i.e. the Parties agree that the cost of modifications will form part of the advance payment. The Seller will only implement the modifications on condition that the property sales contract is modified accordingly, and the cost of modifications is transferred to Seller's bank account specified in the contract by the deadline specified in the advance payment request. The Seller reserves the right to reject the modification request if the payment is made after the deadline, in which case the amount will be refunded to the Buyer. Selections can only be made from among the options offered by the Seller or its partners, the Seller expressly rules out the installation of products provided by the Buyer. The Buyer accepts that Buyer may not request a completion level of less than 100% if Buyer wishes to avail themselves of the provisions of the Family Housing Support Program (CSOK).

Modifications may be primarily made in the below areas:

Construction of parapet and blade walls or a configuration deviating from the plans (not including the relocation of separation walls)

Plasterboard drywall

Extra sanitaryware

More power cores

Extra floor tiles, wall tiles, molding, decor sheets, laminated parquets and interior door

The above list is for reference only and is not exhaustive.

### 3.3 Modifications unavailable even for extra charge

Seller informs Buyer that certain modifications are not possible, even for a surcharge, due to the technical specificities of the building and the construction process. The below modifications cannot be requested:

- modifications to the façade or common spaces (balcony rail, balcony tiles, color of external wall, sectioning and color of external windows and doors, etc.)
- moving of walls separating the kitchen and the rooms (due to the prefab ceiling heating panels adjusted to the rooms)
- modifications of rooms subject to the modification of the building permit
- location and type of the entrance door (type, dimensions, color, material, etc.)
- floor-drain in rooms with water supply
- modifications to the tile cover and rail of balconies
- non-standard wall paint or wallpapers
- heating system (installation of gas pipes, installation of central thermostat, etc)
- water supply and electric plug-in on the terrace for hydromassage pool (hydromassage tub cannot be fit in terraces unless it is specifically indicated in the layout plan, for static reasons)

## 4. DIMENSION AND SIZE DEVIATIONS

**4.1.** 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.

**4.2.** Net interior ceiling height of apartments is at least 260 cm on the all floors, 290 cms on floor 10. The ceiling height must be at least 220 cm under areas of plasterboard covered machinery cables running underneath the ceiling, these plasterboard covered parts are indicated on the implementation plan of the apartment.

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