



TECHNICAL DESCRIPTION PARKING LOT

**1117 Budapest Budafoki út 64/C,
Metrodom River - Phase 4**

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 <i>Porotherm 30 X-therm</i> brick walls with monolithic reinforced concrete pillars and reinforcing wall, for ground level+5 floor building parts monolithic reinforced concrete pillar frame and reinforcing walls with 30-cm-thick <i>Porotherm 30 X-therm</i> 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:	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 crushed granite floor tiles with skirting
Wall:	rendered and plaster-skimmed on brick, mended on reinforced concrete surfaces with 2-layer white latex wall paint
Ceiling:	white latex paint on a plaster-skimmed surface on the underside of the -1 – basement – level, where prescribed, with heat insulation of a thickness determined in line with the building's energy dynamics
Building entrance door:	double-layer Low-E thermal insulation and safety glazing with sun protection film, custom-made, thermal bridge free aluminum and glass portal structure with automatic closing, proxy card and key opening, or from within the apartment/offices/shops using the intercom
Internal communal doors:	non-combustible fire or smoke insulating metal doors as prescribed in the building permit in RAL 9010 color.

1.4. Dustbin storage (1 each on the -1 basement level and the stairwell, two in total)

Floor:	glazed crushed granite floor tiles
Wall:	tile cladding up to a height of 2.10 meters, white latex 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:	non-combustible steel doors in RAL 9010 color
Ventilation:	mechanical extraction

1.5. Stroller storage (1 piece on the ground floor)

Floor:	glazed crushed granite floor tiles with skirting
Wall:	white latex paint on a rendered and plaster skimmed surface
Ceiling:	heat insulation of a thickness determined in line with the building's energy dynamics on the underside of the slab
Door:	non-combustible steel doors in RAL 9010 color

1.6. Bicycle storage (1 piece on the ground floor)

Construction:	in a separate premise with 1 entrance from the hallway inside the building
Floor:	glazed crushed granite floor tiles (8 mm thick) with 6 mm skirting
Lighting:	ceiling lamps with white plastic lightswitch

1.7. Elevator

Quantity:	one 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)

1.8. Atrium

Design:	in the ground floor + 5 story parts of the building, a lobby on the ground floor, internal hallways on floors 1-5 to access the apartments
Floor:	colored crushed granite floor tiles with skirting
Wall:	2-layer, Low-E thermal and safety glass with solar protective foil, thermal bridge free aluminum curtain wall with steel support structure on the interior side on the façade walls, white, latex wallpaint on rendered and plaster skimmed surface on the interior walls
Ceiling:	plaster skimmed reinforced concrete, latex wallpaint and flat plasterboard suspended ceiling

Railing:	2-layer, glued safety glass rails with stainless steel or aluminum support structure
Roof:	glass roof made of thermal bridge free aluminum-profile curtain wall, 2-layer Low-E thermal and safety glass with solar protection foil.
Entrance door:	2-layer Low-E thermal insulating safety glassed door with thermal bridge free aluminum structure, opening with proxy card
Plant cover:	low-maintenance, fast-growing, simple to maintain air-filtering indoor vegetation according to the landscaping plan with automated irrigation system and drip fountain on the ground floor
Furniture:	built seats, mailboxes

1.9. Garden

Design:	a joint garden shared with the other phases and buildings of the residential complex, built according to a unified landscaping plan
Intensive green roof:	54-68 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

1.10. Communal living room

Construction:	2 gaming consoles on the ground floor, co-working stations on the mezzanine level
Floor:	laminated parquette flooring
Walls:	latex wall paint on rendered and plaster skimmed surfaces
Ceiling:	latex wall paint and/or suspended ceiling on rendered and plaster skimmed reinforced concrete surface
Washroom, toilet:	furnished according to the floor plan constructed as written at the apartments (coverings, sanitary-ware, faucets and taps)
Power:	white, plastic sockets and switches
Furnishing:	fully furnished with furniture, lamps and decorations

1.11. Rooftop terrace

Design:	Rooftop terrace with a panoramic view of the Danube on the top level of the tower in stairwell 'B', elevator and stair access to the 13th floor, from there, stairs upwards
Floor:	ornamental stone cover
Plants:	intensive and semi-intensive green roof islands

2. TECHNICAL CONTENT OF THE PARKING LOT

2.1 Legal status

land registry:	each car park is registered as a separate sub-entry in the land register of the Land Registry
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2.2 Nonload-bearing building structures

Floors:	reinforced concrete, no-slope construction with resin covering, dilated, with floor drains on level -1
Walls:	exposed reinforced concrete, rendered brick masonry
Ceiling:	thermal insulation in slabs of the prescribed thickness and in the prescribed places, raw reinforced concrete slab

2.3 Doors and windows

Garage door:	1-1 independently operating <i>Hörmann</i> tilting garage door on the entrance and exit side of the tunnel, with number plate recognition camera and GSM modem opening, opening button on the inside, automatic closing with light sensor barrier to prevent the door from inadvertent closing
Fire door:	A rolling, side-opening and side-closing garage door installed at the entrance to the building's garage from the common tunnel and at the fire compartment boundary within the garage, in accordance with fire safety standards. The fire-resistant garage door closes automatically in the event of a fire alarm and is open by default
Garage door height:	free opening height of garage door 210 cm , higher vehicles cannot enter the garage
Stairwell doors:	Non-combustible steel doors in RAL 9010 color, fire or smoke resistant doors as required by the building permit, in RAL 9010 color

2.4 Mechanical engineering, lighting

Security systems:	CO system for the safe exhaust gas extraction above the roof plane, automatic fire alarm system installed in the common area of the parking garage with remote control override, heat and smoke extraction by means of exhaust fans
Lighting:	Ceiling lamps with motion-sensitive switches, plus permanent emergency lighting
Heating:	the garage is not temperature controlled
Mechanical wiring:	mechanical installations (water, sewage, ventilation) are installed under the garage slab, which do not hinder the usability of the parking spaces, parking is guaranteed up to a height of 190 cm

2.5 Electric car charging

General description:	Separate electric car charger installation for the exclusive use of the car park owner
Installation:	3-phase, 3x16A sized wall-mounted charging box with a maximum power of 11 kW (depending on load and number of users), Type 2 socket, without charging cable, with unique RFID triggering for accounting of electricity consumption. The chargers are monitored and load is managed by a central system
Electric meter:	centrally readable sub-meter integrated in the charger for billing the electricity consumption to the condominium

2.6 Usability

Vehicle types:	the garage is designed and constructed for the use of motorcycles and passenger cars, the parking bays are NOT suitable for any type of vehicle classified as a passenger car by law. The size of the bays is in accordance with the legislation in force (OTÉK). The parking bays marked separately on the plan are reduced in size and are smaller than the average in width and length
Gas cars:	for fire and safety reasons, the garage cannot be used by gas vehicles without a safety valve

The Buyer has received this specification from the Seller, has read and understood its contents and accepts it in accordance with the provisions of the (pre)purchase agreement between the parties relating to the property specified in the specification.

The Parties, having read and interpreted the present Technical Specification, sign it and approve it as being in full agreement with their intentions at the same time as the (pre)purchase agreement for the purchase of the property.

Budapest, 2025.

Metrodom Duna Centrum Kft.
Seller

Buyer

Buyer