TECHNICAL DESCRIPTION
APARTMENT

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 *Porotherm 30 X-therm* 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 *Porotherm 30 X-therm* 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

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

1. TECHNICAL CONTENTS OF THE APARTMENTS

1.1. Non-load bearing building structures

Facade infill walls:	*Porotherm 30 X-therm* made, 30-cm-thick fired ceramic brick walling only on the ground floor to 5th floor building parts (for the towers, see item 1.1.)
Inter-apartment and corridor partition walls:	sound-proofing calcium silicate brick wall (apartment/corridor: 30 cm thick, apartment/apartment: 30 cm thick *Silka HML 300 NF+GT*)
Partition walls inside apartment:	*Porotherm 10 N+F* 10-cm-thick fired ceramic brick walls
Blade and parapet walls:	*Porotherm 10 N+F* 10-cm-thick fired ceramic brick walls
Curtain walls:	masonry or drywall structures made according to the architectural plans
Floor bases:	impact noise proofing layer and floating concrete subfloor on reinforced concrete slabs
Facade:	15 cm thick rock wool facade insulation scaled to the building's energy dynamics on façade filling walls, 20 cm on reinforced concrete walls, covered with fine rendering, at least class 'A' energy performance certificate
Facade cladding:	frame mounted fiber cement façade cladding in front of rendered façade surfaces and, where indicated in the architectural plan, on the railing of balconies/loggias

2.2 Balcony, terrace

Terrace construction:	the order of thermal and water insulating layers have been designed in a way that the floor plane of the terrace/balcony is nearly identical in height with the floor plane of the apartment
Tiling:	colored, frost resistant crushed granite floor tiles (minimum 8 mm thick), with skirting, bonded with flexible adhesive mortar, system compliant flexible grouting materials, flexible silicone grouting at negative corners, mesh laying pattern (cannot be modified, not even for a surcharge), pavestone cover in ground floor apartments.
Handrails:	two-layer glued, colored safety glass, stainless steel or aluminum pillars and handrails in RAL 3002 red color or unique, frame-mounted, white fiber cement , where indicated in the plans
Connecting gardens:	vegetation planted according to the landscaping plan in the joint (non-exclusive use) parts of the garden connected to ground floor apartments, according to the landscaping plan (no fence is constructed)

2.3. Doors and windows

Entrance door:	MABISZ (Association of Hungarian Insurance Companies) certified security entrance door with reinforced security lock and steel doorframe, burglar proof door handles and stopper, optical peephole, aluminum doorstep (may not be changed even at an extra charge).
Interior doors:	foil laminated, solid-leaf door with honeycomb paper core, selectable colors, in sizes specified in the architectural plans (bathroom, toilet, closet, pantry: 75/210, habitation rooms: 90/210)
Windows, balcony doors:	five air-chamber plastic casement doors and windows with 3-layer Low-E thermal-insulated glass (Ug=0,7 W/m2k), with 1 air vent installed per apartment (typically located in the living room or the kitchen). Opening specified individually for each apartment
Shutters:	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

2.4. Floor covering

Rooms:	at least 7 mm thick laminate flooring with color-matched skirting, foam sheet underlay and moisture barrier foil, wear resistance rating: at least 31, in at least 4 color options
Hallway:	Depending on the given apartment, glazed ceramic floor tiles or stone porcelain tiles (8 mm thick) with skirting, laid in mesh pattern, in selectable colors, or laminated parquette (minimum 7 mm thick) with color harmonized skirting boards and foam underlay and vapor blocking foil, wear resistance rating of minimum 31, in at least 4 selectable colors
Kitchen, utility room:	glazed ceramic or stone porcelain (8 mm thick) with skirting, mesh laying pattern in selectable colors
Bathroom, WC:	glazed ceramic floor tiles or stone porcelain floor tiles (8 mm thick) with skirting, laid in mesh pattern, selectable colors

2.5. Wall covering, wall surfaces

Living and bedrooms, hall, utility room:	white latex paint (colored paint or wallpaper not available, not even for a surcharge) on a rendered, plaster skimmed surface
Bathroom, toilet:	glazed tile cladding up to the height of the door in the bathroom, and to a height of 1.5 m in the toilet (8 mm thick), with plastic edge protectors on the outside edges, laid in mesh pattern, in selectable colors

Kitchen:	no tiling is laid between the upper and lower cabinets (optional, subject to a surcharge)

2.6. Heating, air conditioning

System:	Floor heating and wall mounted fan-coil cooling units with smart-home integrated control and individual metering
Heat production:	a combined system of condensing gas boilers and heat pumps installed in each building
Pipes:	heating pipes in the floor for surface heating, pipes in the floor and the walls for the fan-coil cooling units
Heating:	floor surface heating in the bedrooms and the living room with smart home integrated temperature metering thermostats, electric towel radiators in the bathrooms with smart home integrated temperature metering thermostats
Cooling:	fan-coil cooling units in the living room and bedrooms with smart home integrated temperature metering and fan-coil speed control thermostats
Cooling and shading:	to ensure the efficiency of the cooling system, the shutting of the windows and doors, and shading by the shutters are required

2.7. Water and sewage

Water pipes:	domestic cold and hot water feed mains and risers made of plastic, branch lines in the apartments made of five-layer plastic pipes routed in the walls and floor
Wastewater drainage:	in the bathroom and the toilet, plastic pipes
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 (pantry)
Ventilation system:	pipe system consisting of metal air duct elements, dedicated light switch-actuated extractor fans in the toilets, bathrooms and utility rooms, and a connection outlet 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, drywall covered pipes routed from the shaft to the kitchen. Extracted air is vented above the roof plane
Ducts:	in shaft, metal ventilation ducts

2.9. Sanitary fixtures and fittings

Bathroom sink	white porcelain, *Villeroy & Boch* made or equivalent
Hand basin:	only in separate lavatories*, white, porcelain Villeroy & Boch* made or equivalent
Bathtub:	white acrylic bathtub, 170x70 cm, 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 synthetic marble, 90x90 cm, with standard shower siphon 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:	*Hansgrohe* or equivalent 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)
Toilet:	*Villeroy & Boch* made or equivalent, 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 the kitchen sink combination 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:	electricity meters for the apartments, of a type approved by ELMŰ, 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 two-bedroom apartments, the cable to the distribution panels is designed to support future expansion up to a 1×50A capacity in two-bedroom apartments
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 EPH network. Electric shock protection within each apartment is provided by a separate residual current device

2.11. Mains electrical fittings

Plug sockets:	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, dishwasher 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. For apartments with separate utility rooms, 1 socket for the washing machine and 1 socket for the dryer. 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 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, the cabling network running through the common areas and through which the service provider shall provide services will come into ownership of the service provider. Other service providers may install networks and provide telecommunications services following the establishment of the condominium, based on a resolution adopted by the general 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 and the residential complex

2.13. Smart home system

General description:	Turnkey *Z-wave* 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 hallway or near it for controlling the 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 by an application, manual temperature and fan-coil speed control option, digital temperature display

Motion sensor:	motion sensor in the hallway 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 to the electrical plan, which may be reviewed at the technical consultation
Room, hallway:	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, MISCALLEANOUS 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 as stipulated in the pre-sales agreement 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, ventilation) is HUF 50,000+VAT per plan, but no more than HUF 100,000+VAT). The above price restriction shall not apply if the floor heating circuits also change as a result of changes to the floor plan. In this case, the buyer shall be obliged to bear the full cost of the mechanical redesign of the floor heating in accordance with an individual quotation, irrespective of the above discount.

Selection deadlines:

Ground floor	CLOSED
Floor 1	CLOSED
Floor 2	CLOSED
Floor 3	May 15, 2025
Floor 4	May 15, 2025
Floor 5	May 15, 2025
Floor 6	June 30, 2025
Floor 7	June 30, 2025
Floor 8	June 30, 2025
Floor 9	August 15, 2025
Floor 10	August 15, 2025
Floor 11	August 15, 2025
Floor 12	September 30, 2025
Floor 13	September 30, 2025

3.1.2 Color of floor and wall tiles, tile layout, laminated flooring and interior doors

Selection deadlines:

Ground floor	July 31, 2025
Floor 1	July 31, 2025
Floor 2	July 31, 2025
Floor 3	September 15, 2025
Floor 4	September 15, 2025
Floor 5	September 15, 2025
Floor 6	October 31, 2025
Floor 7	October 31, 2025
Floor 8	October 31, 2025
Floor 9	December 15, 2025
Floor 10	December 15, 2025
Floor 11	December 15, 2025
Floor 12	January 31, 2026
Floor 13	January 31, 2026

4. SIZE DEVIATIONS

4.1. The Seller informs the Buyer that sizes and dimensions indicated in the layout plans, attached as an annex to the pre-sales agreement, 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 300 cm on the ground floor, 266 on higher floors. 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 presales agreement concluded between the Parties and Buyer accepts its terms.

In approval of the present technical description, The Parties have signed it concurrently with the pre-sales agreement as it is in full accordance with their contractual will.

Budapest, 2025

Metrodom Duna Centrum Kft. Seller	Buyer	Buyer