



METRODOM

**TECHNICAL DESCRIPTION
APARTMENTS**

6/a Máriássy u., 1095 Budapest, City Home Building J

1. GENERAL DESCRIPTION

1.1. The neighborhood

City Home is being built in the fast developing part of the 9th District, the area which has become the new cultural center of Budapest. The proximity of the Danube bank, the National Theater and the Palace of Arts all contribute to the prestige of the neighborhood undergoing substantial development thanks to the residential and office buildings continuously built in the area.

1.2. The residential complex

The modern and eminent buildings of the City Home complex define its surroundings in every possible way. Car-free esplanades, a park and a playground will serve leisure and recreational activities. The roof of the buildings will partly be covered by greenery (green roof). Creating well-lit and spacious living spaces separated from road traffic was the main guiding principle behind the architectural design. The storage room for strollers in the building and the safe storage room for bicycles in the underground parking garage serve the convenience of residents, while the shops and commercial spaces of varying size will offer a multitude of services.

2. TECHNICAL CONTENTS OF THE BUILDING

2.1 Load-bearing structures

Foundation:	monolith reinforced concrete slab and supplementary forepoling
Ascending structures:	monolith reinforced concrete load-bearing pillars
Façade spandrels:	<i>Porotherm 30 Klíma</i> frame walling (30 cm thick)
Slabs:	monolith reinforced concrete flat plate
Stairs structure:	monolith reinforced concrete

2.2 Non load-bearing structures

Apartment partition walls:	<i>Silka HML 300 NF+GT</i> sound blocking brick wall, 30 cm thick
Sub-floors:	acoustically insulated layer and concrete sub-floor on reinforced concrete slabs
Façade construction:	<i>LB-Knauf</i> mortar or ceramics tiles on thermally insulated 8 cm expanded polystyrene beads, according to thermal technology sizing at least “CC – state of the art” energy certificate

2.3 Roof structure

Walkable flat roof:	frost proof granite powder floor tiles, colored in material (min 8 mm thick) bonded with flexible adhesive mortar, system compliant flexible grouting materials, ethanoic acidic silicone grouting at negative corners (standard configuration)
Non-walkable flat roof:	5 cm thick, fractioned, 16-32 mm grain size rounded gravel cover on the thermal and water insulation layer, 40x40x4 cm frost proof concrete pavers on the maintenance paths
Intensive green roof:	40-70 cm thick lightened soil mixture for roof gardens, greenery according to the landscaping plan

2.4 Staircase, corridors

Floor:	granite powder floor tiles (min 8 mm thick), colored in material
Wall:	2-layer white dispersion paint on plastered brick
Ceiling:	2-layer white dispersion paint on plastered surface or thermal insulation on slabs cooling from beneath
Entrance door to the building:	aluminum-glass portal structure, automatic shutting system, proxy card and key operated opening or via the intercom from the apartments
Interior doors in common spaces:	non-flammable, fireproof or smoke isolating metal doors compliant with the building permit

2.5 Dustbin storage

Floor:	granite powder floor tiles (min 8 mm thick), colored in material
Wall:	wall tiles up to the height of 2 meters, 2-layer white dispersion paint on plastered surface above
Ceiling:	2 layer white dispersion paint on plastered or thermally insulated surface
Door:	non-flammable metal doors

2.6 Elevators

Quantity:	one duplex elevator group without machine room in each staircase, with one smaller and one larger counterweight operated elevator cage in each group
Structure:	steel fixtures, doors and external covers with lining
Capacity:	8 person, 630 kg capacity (smaller) and 13 person, 1000 kg capacity, suitable for lifting freight (larger)

2.7 Garden

Irrigation:	automatic, programmable irrigation system
Walk paths:	horizontally laid small tile cover, water drainage directly to the soil through the sand fillings
Pond:	30-150 cm deep, vegetation planted according to landscaping plan, water supply through plumbing, sluicing through the waste water draining system
Greenery:	greenery planted in accordance with the landscaping plan
Furnishing:	benches and garbage bins

2.8 Clubhouse (building I, ground floor)

Floor:	Colored in material floor tiles.
Wall:	2 layer dispersed paint for indoor use on plastered reinforced concrete surface
Ceiling:	2 layer dispersed wall-paint for indoor use on plastered reinforced concrete wall and suspended plasterboard ceiling made according to the interior design plan.
Furnishing and equipment:	furnished with a living room set and an LCD TV with min 140 cm diagonal screen size

2.9 Gym (building I, ground floor)

Floor:	Sport PVC floor
Wall:	2-layer dispersed wall-paint for indoor use on plastered reinforced concrete surface
Ceiling:	2-layer dispersed wall-paint for indoor use on plastered reinforced concrete surface and plasterboard suspended ceiling
Entrance door:	Aluminum door with proxy card opening
Equipment:	12 gym machines (treadmill, stair stepper, elliptical trainer, exercise bicycle, power machines)

2.10 Washrooms, toilets, diaper changing room

Floor:	floor tiles colored in material
Wall:	glazed ceramic wall tiles on plastered reinforced concrete surface up to 200 cm, 2-layer silicate paint for indoor use above
Ceiling:	2-layer dispersed paint for indoor use on plastered reinforced concrete surface and plasterboard suspended ceiling made in compliance with the interior design plan
Washrooms:	min 55 cm wide semi-porcelain washbasins with chromium-plated mixer taps in each washroom
Toilet:	1 toilet in the men's and 1 in the women's toilet

2.11 Kids corner/playroom

Floor:	fitted carpet
Wall:	glazed ceramic wall tiles 2-layer silicate paint for indoor use above
Ceiling:	2-layer dispersed paint for indoor use on plastered reinforced concrete surface and plasterboard suspended ceiling made in compliance with the interior design plan

3. TECHNICAL CONTENTS OF THE APARTMENTS

3.1 Non load-bearing structures

Apartment partition walls:	<i>Silka HML 300 NF+GT</i> 30 cm thick sound blocking brick wall
Separation walls in the apartments:	<i>Porotherm 10 N+F</i> clay blocks (10 cm thick)
Façade:	<i>LB-Knauf</i> plaster laid on 8 cm expanded polystyrene bead thermal insulation layer, ceramics tile covers according to thermal engineering scaling

3.2 Balcony, terrace, private garden

Tiled surfaces:	frost proof granite powder floor tiles, colored in material (min 8 mm thick) bonded with flexible adhesive mortar, system compliant flexible grouting materials, ethanoic acidic silicone grouting at negative corners (standard configuration), pavestone on the ground floor
Garden (ground floor):	greenery according to the landscaping design plan

3.3 Doors and windows

Entrance door:	<i>Steelman T-1 SS-160/WK2</i> fire protection MABISZ certified security door fastened on several points in pressed steel door case, hard metal sheet door cover with peep hole, non-optional color (not even for surcharge) located in temperature controlled corridors
Interior doors:	full doors, optional color in the size according to the architectural design (bathroom, toilet, wardrobe, storage 75/210, rooms 90/210)
Windows, terrace doors:	<i>Kömmerling 76 AD 5</i> air chamber, plastic cased windows and doors with 2 layer thermal insulated glazing, one vent gap in each apartment (placed typically in the living room). Shutter box and window blinds may be ordered separately

3.4 Floor

Rooms, walk-in cabinet:	<i>Kronopol Flavour</i> laminated parquets, color matching spacers, foam underlayer and vapor isolation, abrasion resistance rating 31, in optional colors
Ante-room, kitchen:	<i>Opoczno</i> 1 st class glazed ceramics tiles (min 7 mm thick), with footing, mesh laying in optional colors
Bathroom, toilet:	<i>Opoczno</i> 1 st class glazed ceramics tiles (min 7 mm thick), with footing, mesh laying in optional colors

3.5 Wall facing, wall surface

Walls, ceiling:	white dispersite painting on plastered wall (colored painting or wallpaper is unavailable)
Bathroom, toilet:	1 st class quality tiles up to the height of the doors in the bathroom, up to the height of 1.5 meter in the toilet, glazed ceramics (min 6 mm thick), plastic edge protectors at the positive corners, optional colors and tile arrangement
Kitchen:	tile cover between 85 and 145 cm height in a 60 cm stripe. Glazed ceramics tiles, white plastic edge protectors at positive corners, mesh laying, optional colors

3.6 Smart home system

General description:	Turnkey installation of a <i>Z-wave</i> compliant, radio wave based, ready to use for the key handover, expandable system. A personal computer, smartphone or tablet connected to the internet is necessary to personalize, program and remotely control the devices. Ensuring the availability of these devices is the responsibility of the owner
Control panel:	<i>Zipato Zipatile</i> or equivalent 8", 800x1280 pixel resolution touchscreen installed in the ante-room or near it for controlling the basic functionality of the system, built-in camera and speakers, 230V power feed. Communication: Wi-Fi 802.11 b/g/n, ethernet (with optional adapter), bluetooth 4.0, Z-Wave+ 500 series. CPU: ARM Cortex-A9, Quad-core 1.6GHz or higher
Thermostat head unit:	remote access and programmable (through the internet) digital thermostat, one per radiator, manual thermal control option, digital temperature displays. Replacement of power supply battery is the responsibility of the owner
Motion sensor:	1 motion and 1 thermal sensor each per apartment, mounted in the hall room. Replacing the power supply battery is the responsibility of the owner. Does not substitute an alarm system
Open/close sensor:	senses the open/close state of external windows and doors, 1 on each door/window. The entrance door is not equipped with

an open/close sensor. Power supply batteries are to be replaced by the owner

Smartlights: *Keemle* or equivalent smart switch, touch control, switching is also possible manually, white. Switches with brightness control are unavailable, even for a surcharge. Kitchen countertops without a separate switch or other lighting outlets are not connected to the smart home system

3.7 Heating system, water supply

Heating system: central gas furnace provides heating and hot water; apartments do not have access to gas (not available even for extra charge) plate radiators with manual deaerators on each radiator with smart home integration, programmable, remote access digital thermostat, temperature display. Thermostat valve equipped radiators provide heating inside the apartments, the heating system cannot be changed, central thermostat, floor heating, gas pipes inside the apartments, etc. cannot be requested

Heating pipes: plastic uptake and return pipework running in the floor

Radiators: plate radiators with manual deaerators on each radiator with smart home integration, programmable, digital thermostat remotely accessible via the internet (temperature control in each room). White plate radiators in the rooms, towel dryer radiators in the bathrooms. The physical dimensions of the radiators are for reference only, the construction plan may deviate from that.

Water pipes: the base and uptake pipework of sanitary cold and hot water is made of plastic or galvanized pipes, the branch pipes inside the apartments are plastic pipes running in the wall and the floor

Sewage disposal: plastic pipework in the bathroom and the toilet

Consumption meter cabinet: heating meters and separate hot and cold water meters of apartments are installed on the corridors, in groups corresponding to the floors

3.8 Ventilation

Ventilation system: duct system made up of metal air duct elements, individual, switch operated fan ventilation in the toilets and bathrooms, connectivity placed on wall plane for optional kitchen hood. Storage and maintenance rooms gravitational ventilation. Air is extracted above the ceiling plane

Ducts: in shaft, metal ventilation ducts

Ventilated rooms: internal (with no natural ventilation) rooms bathrooms, toilets and service rooms (storage)

Kitchen hood: metal ducts with metal non-return valve

A/C preparation: installation of air conditioning headgear is only available in the following apartments: CHJ-117-L, CHJ-202-L, CHJ-218-L, CHJ-306-L, CHJ-403-L, CHJ-502-L, CHJ-503-L, CHJ-504-L, CHJ-603-L, CHJ-604-L, CHJ-608-L, CHJ-702-L, CHJ-704-L, CHJ-803-L, CHJ-804-L, CHJ-808-L internal unit outlet in the living room (power socket on the internal side, drainage preparation, preparation of conduction of AC pipes through the facade wall). Procurement, mounting and installation of the external and internal units is the responsibility of the buyer

3.9 Sanitaryware and fixtures

Wash basin: *Kolo Idol* half-porcelain, white, 60 cm wide

Handwash basin: only in separated toilets, *Kolo Idol* half-porcelain, white

Bathtub: *Kaldewei* enameled white steel plate bathtub, 170 cm in length, built-in, tiled fore-wall, chrome sinkpipe and spiller (only in bathrooms where bathtub is marked on the layout plan)

Shower: *Lampart* white, enameled steel plate, 80x80 cm, chrome sinkpipe (shower cabin is not part of the technical contents)

Built-in shower tray: non-skidding, tile covered shower tray, linear spiller along the wall edges, slushed insulation, rubber band reinforcement in the corners and negative edges, shower cabin is not part of the technical contents

Mixer: chrome plated, mixers for basins, showers and bathtubs. Handheld shower with fixed holder for the bathtub, handheld shower with shower rod for the shower (mounting of fixed holders and rods is the responsibility of the owner)

WC: *Kolo Idol* half-porcelain, deep flush, wall mounted toilet bowl, *Geberit Duofix* concealed cisterns built into the wall, two-plate design for long and short flushing

Washing machine connector: wall mounted with outlets to the sewage network and cold water supply

Dishwasher connector: water supply through the combined sink valve and draining outlet through the combined sink valve. (Kitchen sink and valves are not part of the technical contents)

3.10 High voltage power network

Meter cabinet: ELMÚ certified meters of the apartments are grouped according to floor levels and placed in the corridors

Capacity, configuration: According to the applicable standards, 1x32 A in studios and 1 bedroom apartments, 3x16 in the bigger ones. In order to ensure future expandability, the cables running to the apartment distributors are 5x10 sqm.

3.11 High voltage electric fittings

Sockets:	<i>Schneider Asfora</i> white, plastic fittings
Switches:	see point 3.6
Kitchen stove:	connector as indicated on the layout plan, only electric stoves may be installed in the apartments
Number of sockets:	2-4 pcs in the rooms, partly double <i>Schneider Asfora</i> socket, 2-4 in the kitchen above the kitchen counter, 1 socket for the refrigerator, the dishwasher and the hood each. 1 socket above the washbasin (next to the mirror spot) and 1 for the washing machine in the bathroom. 1 in the anteroom above the entrance door for the central unit of the smart home system. Sockets are placed according to the power design, which may be reviewed upon request at consultations.

3.12 Low voltage power network and electric fittings

Phone/cable Tv:	conduit and wiring in the living room and the bedrooms, 1 double connector in each. Contracting a telecommunication services provider is the responsibility of the buyer
Telecommunication services provider:	the telecommunication network of the building and the apartments will be built by the selected telecommunication services provider, wires and cables running through common spaces, through which services may be accessed, will be owned by the service provider. Alternative service provider may only provide services upon the decision of the house assembly following the formation of the residential community.
Intercom:	1 device in the fore-room, external unit is placed next to the stairway entrance

3.13 Lighting

General description:	standard wire network with cores, lightbulbs and lamps only in cases referred to in the technical description. 1 E27 socket lightbulbs per room. Core placement is done according to the power design plan and may be reviewed at consultations.
Room, ante-room, walk-in closet:	one core on the ceiling in each, separate ceiling core above the dining table (unless the dining table is placed in the kitchen as shown on the layout plan)
Bathroom:	1 core mounted on the ceiling with receptacle and bulb, 1 separate core on the wall at a height of 200 cm above the washbasin
Kitchen:	1 ceiling mounted core, 1 separate wall mounted core for kitchen cabinet lights in a height of approx. 150 cm
Balcony:	lights on the sidewall or the ceiling with bulb and shade (non-selectable), indoor switch

4. DIMENSION AND SIZE DEVIATIONS

5.1. 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.

5.2. Net interior ceiling height of apartments is at least 260 cms. Plasterboard covered machinery cables running underneath the ceiling may only affect maximum 7% of the total area. Areas affected by cabling areas must be at least 230 cm in height.

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 as it is in full accordance with their contractual will.

Budapest, 2019.

Metrodom CH – Jago Kft.
Seller

Buyer

Buyer