



**METRODOM**

**TECHNICAL SPECIFICATION  
GARAGE**

**4 Máriássy u., 1095 Budapest, City Home Building K**

## 1. GENERAL DESCRIPTION

### 1.1 The neighborhood

City Home is being built in the fast developing part of the 9<sup>th</sup> 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. PARKING GARAGE

### 2.1 Non load bearing structures

Floor:	reinforced concrete, non-sloping construction with synthetic resin sheathing, dilated, with floor drain sewers
Wall:	exposed reinforced concrete
Ceiling:	thermal insulation panels according to thermal design, uncolored reinforced concrete slab

### 2.2 Doors and windows

Garage door:	garage door with ventilation grills, GSM operated opening, control center and light barrier operated automatic closing with premature closing prevention
Garage door height:	available opening height of the garage door is 215 cms, vehicles exceeding this height are not allowed to enter the parking garage
Stairway doors:	non-flammable, non-locking metal doors

### 2.3 Engineering, lighting

Ventilation:	central extraction vents with pressure sensor control, permanent depression in the branch sewer. Air is extracted above the ceiling plane
Safety system:	CO system for the safe extraction of exhaust gases and an automatic fire alarm system is installed in the common spaces of

	the basement level parking garage, alert signal to the concierge service
Lighting:	lights on the ceiling with motion sensor switching plus permanent emergency lights
Heating:	the parking garage is not temperature controlled
Engineering pipes:	ducts and pipes (water, sewage, ventilation) are installed under the slab of the parking garage ensuring that parking is undisturbed. Safe parking is guaranteed up to 180 cm of height

## 2.4 Conditions of use

Vehicle types:	the parking garage has been designed to accommodate motorcycles and cars, car parking spots however are NOT sufficient to accommodate every vehicle certified as a motor-car by the law. Parking of cars exceeding 470 cms in length may not be possible. Reduced size slots are marked on the design plan, the width or length is shorter than average
Gas powered cars:	gas powered cars are not permitted to use the parking garage for fire protection and safety reasons

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.

After reading and interpreting, the Parties have signed the present technical description concurrently with the property sales contract as it is in full accordance with their contractual will.

Budapest, 2020.

Metrodom CH – Kleo Kft.  
Seller

Buyer

Buyer