



METRODOM

**TECHNICAL DESCRIPTION
APARTMENTS**

85 Mester u., 1095 Budapest, City Home Building M

1. TECHNICAL CONTENTS OF THE BUILDING

1.1 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

1.2 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

1.3 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

1.4 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

1.5 Elevators

Quantity:	<i>Kone Ecospace</i> 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)

1.6 Garden (1st floor green roof)

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. TECHNICAL CONTENTS OF THE APARTMENTS

2.1 Non load-bearing structures

Apartment partition walls:	<i>Silka HML 300 NF+GT</i> sound blocking brick walling (apartment/corridors 30 cm, apartment/apartment 30 cm)
Separation walls inside the apartments:	<i>Porotherm 10 N+F</i> thick brick walling
Sub flooring:	acoustically insulated layer and concrete sub-floor on reinforced concrete slabs
Facade construction:	thermally insulated 10 cm thick facade insulation system covered with fine plaster, at least „ CC - state of the art ” energy certificate

2.2 Balcony, terrace

Terrace construction:	Due to the order of layers, the floor plane of the terrace/balcony, in some cases, may be higher than that of the apartment. The elevation difference complies with the speci-
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fications in the implementation plan, with an internal step in case of a difference exceeding 20 cms.

- Tiling: colored in material, frost resistant crushed granite floor tiles (minimum 7 mm thick), with 8 cm high footing, bonded with flexible adhesive mortar, system compliant flexible grouting materials, ethanoic acidic silicone grouting at negative corners, mesh laying (cannot be modified, not even for a surcharge), pavestone cover on the ground floor.
- Plant cover: pre-planted greenery with automatic irrigation system, watering and maintenance will be provided by the condominium. Modification of the planting plans cannot be requested, not even for a surcharge

2.3 Doors and windows

- Entrance door: 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: 5 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

2.4 Floor

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

2.5 Wall facing, wall surface

- Walls, ceiling: white dispersed painting on plastered wall (colored painting or wallpaper is unavailable)
- Bathroom, toilet: 1st 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

2.6 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:	Zipato <i>Zipatile2</i> (2019) or identical, 8", 800x1280 pixel resolution touchscreen mounted on the spot indicated on the plans, for basic system control, built-in camera and loudspeakers, 230V power supply. 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
Open-close sensor:	a sensor detecting the open/close status of outdoor window, balcony door, entrance door items, 1 piece per item with built-in battery providing power for the entire 10-year lifetime of the product
Smartlights:	<i>MCOHOME</i> or identical touch controlled smart switch. The light switches can also be operated manually, in white color. Dimmer switch cannot be requested, not even for a surcharge. Kitchen counters not having separate switches and other light cores are not connected to the smart home system

2.7 Heating system, water supply

Heating system:	Heating and hot water is jointly provided by central gas furnaces and heat pumps, natural gas is not available in the apartments (not even for a surcharge)
Heating pipes:	plastic uptake and return pipework running in the floor
Radiators:	plate radiators with one programmable digital thermostat on each, remotely accessible via the internet (temperature control in each room). Temperature control can be adjusted manually as well. White plate radiators in the rooms, towel dryer radiators in the bathrooms. The physical dimensions of the radiators, as indicated on the layout plans, 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

2.8 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

2.9 Sanitaryware and fixtures

Wash basin: *Kolo* made half-porcelain, white, 60 cm wide; *Villeroy and Boch O.novo* in 3 and 4-bedroom apartments on floors 6-9 purchased after November 20, 2019

Handwash basin: *Kolo* made half-porcelain only in separated toilets, white; *Villeroy and Boch O.novo* in 3 and 4-bedroom apartments on floors 6-9 purchased after November 20, 2019

Bathtub: *Kaldewei* enameled white steel plate bathtub; 170 cm-long, built-in, *Ravak* made acryl with tiled fore-wall, chrome sink-pipe and spiller in 3 and 4-bedroom apartments on floors 6-9 purchased after November 20, 2019 (only in bathrooms where bathtub is marked on the layout plan)

Shower: *Jika* made white, enameled steel plate; *Ravak* made 90x90 cm, with chrome sinkpipe and spiller, tiled fore-wall in 3 and 4-bedroom apartments on floors 6-9 purchased after November 20, 2019 (only in bathrooms where bathtub is marked on the layout plan, the 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: *Bavaria* made. In 3 and 4-bedroom apartments on floors 6-9 purchased after November 20, 2019: *Hansgrohe Logis* made, 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* made half-porcelain, deep flush, wall mounted toilet bowl; *Villeroy and Boch O.novo* made concealed cisterns

built into the wall, two-button design for long and short flushing in 3 and 4-bedroom apartments on floors 6-9 purchased after November 20, 2019.

Washing machine connector: wall mounted with outlets to the sewage network, 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)

2.10 High voltage power network

Meter cabinet: ELMŮ 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.

2.11 High voltage electric fittings

Sockets, switches: white, plastic fittings

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 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.

2.12 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: digital external unit mounted next to the entrance door, video intercom via the smart home control panel.

2.13 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

3. DIMENSION AND SIZE DEVIATIONS

3.1. 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.

3.2. 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, 2021.

Metrodom CH-Maya Kft.
Seller

Buyer

Buyer