



TECHNICAL DESCRIPTION GARAGE

1138 Budapest, Madarász utca 38-40.

1. TECHNICAL SPECIFICATIONS OF THE BUILDING

1.1. Load bearing building structures

Foundation:	monolithic, waterproof reinforced concrete slab foundation
Vertical structures:	monolithic reinforced concrete pillar frame, reinforced concrete stairwell and lift core, with 25 cm and 30 cm thick infill walls
Ceiling slabs:	intermediate floor slabs and top slab monolithic reinforced concrete flat plate
Stair structures:	monolithic reinforced concrete

1.2. Non-load bearing building structures

Facade infill walls:	ceramic bricks, 30 cm thick
Inter-apartment and corridor partition walls:	sound-proofing brick wall (apartment/corridor: 30 cm thick, apartment/apartment: 30 cm thick <i>Silka HML 300 NF+GT</i>)
Partition walls inside apartment:	fired ceramic bricks, 10 cm thick.
Floor bases:	noise-deadening layer and floating concrete subfloor
Facade:	8cm thick facade insulation system scaled on the basis of the building's energy dynamics, covered with fine render, at least "CC - state of the art" energy performance certificate
Facade cladding:	stone or crushed granite cover on the ground floor on the side of public spaces, fine plastering from the internal courtyard, fine plastering on the floors

1.3. Roof structure

Non-walkable flat roof:	water and thermal insulation layer covered by 5 cm thick fractionated round-stone gravel load with a stone size of R16-32 mm, with 40x40x4 cm frost-resistant concrete paving stones on the service walkways
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1.4. Stairwell, thoroughfares

Floor:	coloured crushed granite floor tiles (minimum 7 mm thick)
Wall:	white emulsion wall paint on a rendered, plaster skimmed, brick and reinforced concrete surface.
Ceiling:	white emulsion paint on a plaster-skim surface, with heat insulation of a thickness determined in line with the building's energy dynamics on the underside of the ground floor slab
Building entrance door:	custom-made aluminium and glass portal structure with automatic closer, with opening by proximity card and key, or from within the apartment using the door phone

1.5. Dustbin storage area (1 per building)

Floor:	coloured crushed granite floor tiles (minimum 7 mm thick)
Wall:	tile cladding up to a height of 2 metres, and above this white emulsion 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 ground floor slab
Door:	non-combustible metal door

1.6. Pushchair storage area

Floor:	coloured crushed granite floor tiles (minimum 7 mm thick), with 10 cm skirting
Wall:	white emulsion 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 ground floor slab
Door:	non-combustible metal door

1.7. Bicycle storage

Construction:	inside the parking garage, in the same space (non-lockable), bicycles can be leaned against the wall or locked with a chain
Floor:	reinforced concrete, non-slope construction with synthetic resin cover, dilated, with floor drains
Wall:	exposed reinforced concrete
Ceiling:	thermal insulation panels in line with the building's energy dynamics, exposed reinforced concrete slabs
Lighting:	ceiling lamps with motion sensor controlled switching, permanent emergency lighting

1.8. Lift

Quantity:	two elevators in each stairwell (10 in total) without machine room, in duplex elevator groups, one smaller and one larger counterweight operated 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)

1.9. Garden (internal courtyard)

Design:	a partially walkable, paved, partially intensive green roof constructed on the ceiling slab of the basement-level parking garage
Intensive green roof:	water and thermal insulation covered with a 30-50 cm thick layer of lightened roof garden soil mix
Plant cover:	80 cm thick shrub soil, lawn planted according to the landscaping plan, shrubs and deciduous trees, with automatic irrigation system
Paths:	ornamental paving
Furniture:	garden benches, litter bins
Playground:	according to the implementation plan, with sandpit, slide mound, chain swings, monkey bars, shaders

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.

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, 2020.

Metrodom Real Estate Kft.
Seller

Buyer

Buyer