



METRODOM

**TECHNICAL DESCRIPTION
APARTMENTS**

Metrodom Madarász38

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. TECHNICAL FEATURES OF THE APARTMENTS

2.1 Balcony, terrace, private garden

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 specifications 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.
Private gardens:	private gardens of exclusive use are only available with select ground- and first floor apartments as per the presales contract. Construction is identical to that of the green roof, specified under Item 1.9. The roof plane complies with the specifications laid down in the implementation plan, if higher than the floor plane of the terrace, the difference will only be bridged with steps in cases defined in the implementation plan
Green islands:	only available for select seventh floor apartments as per the presales contract. Construction is identical to that of the green roof, specified under Item 1.9. The roof plane complies with the specifications laid down in the implementation plan, no steps will be constructed if higher than the floor plane of the terrace
Plant cover:	pre-planted greenery with automatic irrigation system, watering and maintenance will be provided by the condominium,

except for the private terraces on the seventh floor. Modification of the planting plans cannot be requested, not even for a surcharge

Fence: Minimum 80 cm separation fences for the ground- and first floor private gardens with exit doors to the common garden

2.2 Doors and windows

Entrance door: security entrance door with multipoint locking system, pressed steel frame, hard plate covering and peephole, approved by MABISZ (Association of Hungarian Insurance Companies), available in only one color (may not be changed even at an extra charge).

Interior doors: laminated surface plain pattern, choice of colors, in the sizes specified in the architectural plans (bathroom, WC, closet, pantry: 75/210, habitation rooms: 90/210)

Windows, balcony doors: plastic casement doors and windows with thermal-insulation double glazing conforming to the applicable standards, scaled in accordance with the building's energy dynamics ($u=1.0$ W/m²k), with 1 air vent installed per apartment (usually located in the living room). Opening direction specified individually for each apartment

Shutter preparation: built in shutter boxes under the wall plane in the rooms for facade windows and doors, with power preparation for power driven winding. Shutter (shutter screen, spindle, drive rail) can be ordered for a surcharge

2.3 Floor covering

Living and bedrooms: 7 mm thick laminate flooring with colour-matched skirting, foam sheet underlay and moisture barrier foil, wear resistance rating: 31, in at least 6 colour options

Hall, kitchen, utility room: glazed ceramic floor tiles (minimum 7 mm thick), with skirting, laid in a stack bond pattern

Bathroom, WC: glazed ceramic floor tiles (minimum 7 mm thick), choice of colors, laid in a stack bond pattern

2.4 Wall covering, wall surfaces

Living and bedrooms, hall, utility room: white emulsion paint (colored paint or wallpaper not available, even at an extra charge) on a rendered, plaster skimmed surface

Bathroom, WC: tile cladding up to the height of the door in the bathroom, and to a height of 1.5 m in the WC, glazed ceramic (minimum 7 mm thick), with plastic edge protectors on the outside edges, with a choice of colors

Kitchen: tiling in a 60 cm strip between the heights of 85 and 145 cm. Glazed ceramic tiles with white plastic edge protectors, in a stack bond pattern

2.5 Heating, water supply

Boiler: 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: feed and return heating pipes in the apartments are five-layer plastic pipes routed in the subfloor

Heaters: panel radiator; all radiators are fitted with manual bleed valve 1 digital thermostat for each radiator, remotely controllable and programmable by internet, and manual temperature settings. Panel radiators in habitation rooms, towel drier in the bathroom, white. The number and location of the radiators indicated on the floor plan are for reference only, they may change

Water pipes: domestic cold and hot water feed mains and risers made of plastic or galvanized steel pipe, branch lines in the apartments made of five-layer plastic pipe routed in the walls and floor

Wastewater drainage: in the bathroom and WC, plastic pipe

Meter cabinet: heat meters connected to the heating system, separate water meters for cold and hot water, placed in alcoves in the corridors

2.6 Ventilation

Ventilated areas: bathrooms, WCs and utility rooms (pantries) constituting an interior air space (without natural ventilation)

Ventilation system: pipe system consisting of metal air duct elements Individual, light switch-actuated extractor fans in the WCs and bathrooms, and a point in the wall at the service shaft for an extractor hood in the kitchen. Gravity ventilation in the pantries and utility room. The evacuation of the extracted air takes place above the roof line

Ducts: in shaft, metal ventilation ducts

Air conditioning: A/C preparation is only provided in 2, 3 and 4-bedroom apartments with 1 internal outlet in the living room and, in 3 and 4-bedroom apartments located on the 7th and 8th floors, with 1 internal outlet in the living room and 1 in the master bedroom (power outlet on the internal side, preparation for condense water education, piping preparation on the facade side. Procuring, mounting and connecting of the external and internal units lies with the owner

2.7 Sanitary fixtures and fittings

Bathroom sink	<i>Villeroy & Boch O.novo</i> porcelain, white
Hand basin:	in separate lavatories, <i>Villeroy & Boch O.novo</i> porcelain, white
Bathtub:	enameled white steel bathtub, 170 cm long, 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 enamelled steel sheet, 90x90 cm, with chrome shower drain (the shower cabin is not a part of the technical specification)
Tap unit:	<i>Hansgrohe Logis</i> chrome-plated, single handle sink and bathtub tap unit. Hand shower set for the bathtub tap unit, with fixed wall bracket. (mounting of the wall bracket and the rod lies with the resident)
WC:	<i>Villeroy & Boch O.novo</i> porcelain, white deep flushing wall bracket-mounted <i>Geberit Duofix</i> 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:	opportunity for water inlet via a two-way valve, and opportunity for wastewater outlet through the sink combination siphon (the kitchen sink and the siphon are not a part of the technical specification)

2.8 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 room
Capacity, configuration:	1x32 A for studio apartments and living room + 1-bedroom apartments, 3x16A in larger units, and 3x20A in flats with saunas. To ensure scope for future upgrades, the cable to the apartment distribution panels is 5x10 mm ² , and the upgrade (replacement of the electricity meter and circuit breakers) is to be performed by the buyer at his/her own expense
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 equipotential bonding. Electric shock protection within each apartment is provided by a separate residual current device

2.9 Mains electrical fittings

Plug sockets:	white plastic fitting
Switches:	<i>Keemle</i> , or identical smart switch, touch controlling, can also be switched manually, white color

- Cooker: only electric cookers may be installed in the apartments, in the kitchen in the location specified in the plan
- Number of plug sockets: in rooms 2-4 plug sockets (some double), in the kitchen 2-4 sockets above the kitchen counter, 1 separate socket each for the refrigerator, washing machine and extractor hood. In the bathroom 1 socket above the sink (next to the place for the mirror) and 1 for the washing machine. In the hall, 1 socket above the entrance door for the smart home central unit. The positioning of the sockets takes place on the basis of the electrical plan, which may be reviewed at the technical consultation

2.10 Low-current wiring and fittings

- Telephone and cable TV: wiring tube and 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 apartments will be installed by the selected service provider, which will come into ownership of the wiring network running through the common areas, via which its services may be used. Other service providers may install networks and provide telecommunications services following the establishment of the condominium, based on a resolution adopted by it
- Intercom: Smart-home integrated video-intercom with control panel operation, external unit next to the entrance door to the building

2.11 Smart home system

- General description: Turnkey installation made *Z-wave* compliant expandable system communicating with standard radio wave technology. 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 *Zipatile2 (2019)* 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

- Open-close sensor: a sensor detecting the open/closed status of windows and doors, 1 per window/door/entrance door. The entrance door is not equipped with the sensor. Replacement of power supply battery is the responsibility of the owner
- Smart lighting: *MCO Home*, or identical smart-switch, touch controllable, can also be controlled manually, in white color. Radiance control may not be ordered, not even for a surcharge. A kitchen counter without a dedicated switch or other type of lighting core is not part of the smart home system

2.12 Lighting

- General description: wiring system in compliance with the applicable standard, with wiring outlets, one E27 light fitting and bulb per room. The positioning of the outlets takes place on the basis of the electrical plan, which may be reviewed at the technical consultation
- Room, hall: 1 ceiling outlet each, separate ceiling outlet above the dining table (unless the dining table is located in the kitchen according to the 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. 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 255 cms, on the 7th floor 270 cms. The floor-to-ceiling height must be at least 220 cms in areas underneath plasterboard covered wires and ducts, these plasterboard covered areas are indicated on the design 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 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