



TECHNICAL DESCRIPTION PARKING GARAGE

**64/A Budafoki út, 1117 Budapest
Metrodom River 1-2.**

1. TECHNICAL SPECIFICATIONS OF THE BUILDING

1.1. Load bearing building structures

Foundation:	monolithic, waterproof reinforced concrete slab foundation, stilt supported
Vertical structures:	for ground level building parts 30-cm-thick load-bearing brick walls with monolithic reinforced concrete pillars, for ground level+5 floor building parts monolithic reinforced concrete pillar frame with 30-cm-thick brick filling walls, for ground level+13-floor-towers with 30-cm-thick monolithic reinforced concrete facade and bearing cores, monolithic reinforced concrete stairwell and lift core
Ceiling slabs:	intermediate floor slabs and top slab monolithic reinforced concrete flat plate
Stair structures:	prefab or monolithic reinforced concrete

1.2. Roof structure

Non-walkable flat roof:	40x40x4 cm frost-resistant concrete paving stones over water and thermal insulation layer in a fine crushed stone laying bed
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1.3. Stairwells, hallways

Floor:	colored-in-material crushed granite floor tiles (minimum 8 mm thick)
Wall:	white emulsion wall paint on a rendered, plaster skimmed, brick and reinforced concrete surface.
Ceiling:	white emulsion paint on a plaster-skin surface on the underside of the ground floor and -1 basement level, where necessary, with heat insulation of a thickness determined in line with the building's energy dynamics
Building entrance door:	custom-made aluminum and glass portal structure (without thermal bridge) with automatic closer, with opening by proximity card and key, or from within the apartment using the door phone
Internal communal doors:	non-combustible fire or smoke insulating metal doors as prescribed in the building permit

1.4. Elevator

Quantity:	one <i>Kone MonoSpace</i> elevator in each stairwell without machine room, in counterweight duplex elevator groups, one smaller and one larger 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)

2. TECHNICAL FEATURES OF THE PARKING GARAGE

2.1 Non-load bearing structures

Floor: concrete, non-slope construction with synthetic resin pavement, dilated, floor-drains on Level -1

Wall: exposed reinforced concrete, rendered brick walling

Ceiling: thermal insulation panels in places where required, thickness scaled in accordance with the energy dynamics of the building, exposed reinforced concrete slab

2.2 Doors and windows

Barrier / Garage door: two independently operated barriers/garage doors at each of the entrance and exit sides of the tunnels with long-range automatic card operated opening, shake-resistant safety light barrier operation to prevent premature closing

Fire door: at the entrance to the common tunnel of the parking garage of the building and roll-down and sideways opening garage doors placed at the fire compartments, compliant with fire protection standards. The fire protection doors automatically close in case of fire alarm, normally it is kept open

Garage door height: the free opening height of the garage door is 210 cm, vehicles exceeding this height limit are not allowed to enter

Stairway doors: non-flammable metal fire protection doors as prescribed in the building permit, proxy card opening from the parking garage

2.3 Engineering, lighting

Ventilation: central extraction fans with pressure sensor operated control, permanent depression in the collection branch. Air is extracted above the roof plane

Safety system: CO system for the safe diverting of exhaust gases, automatic fire alarm system is installed in the common areas of the parking garage, fire alarm alerts go to the concierge service

Lighting: ceiling lamps with motion sensor activation, permanent emergency lights

Heating: the parking garage is not temperature controlled

Engineering ducts: Engineering ducts installed under the slab of the parking garage (water, sewage, ventilation) do not affect the usability of parking spaces, parking is guaranteed up to 180 cm in height

2.4 Electric car charging

General description: installation of a separate electric car charger for the parking slot, for the exclusive use of the owner of the parking space

Mains installation: 3-phase, 3x16A-sized charging box, wall-mounted, up to 11 kW (depending on load and number of users), with type2 socket and without charging cable. Charging starts with a unique identifier to prevent unauthorized power consumption. Chargers are monitored and load is managed by a central system

Consumption meter: a sub-meter integrated in the charger for the settling of electricity consumption with the condominium

2.5 Availability

Vehicle types: the parking garage has been designed and constructed for motorcycles and passenger cars; the parking places are NOT suitable for every type of passenger vehicle specified as such by applicable legislation. Vehicles exceeding 470 cm in length may not be able to park. Where specifically indicated in the plan, parking spaces are shorter in length or narrower than average

Natural gas vehicles: for fire protection and safety reasons, the parking garage cannot be used for parking natural gas vehicles

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 concurrently with the (pre)sales contract as it is in full accordance with their contractual will.

Budapest, 2023

Metrodom Duna Alfa Kft.
Seller

Buyer

Buyer