



# **TECHNICAL DESCRIPTION APARTMENTS**

**64 Budafoki út, 1117 Budapest  
Metrodom River, Phase 1**

## 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 <i>Porotherm 30 X-therm</i> brick walls with monolithic reinforced concrete pillars and reinforcing wall, for ground level+5 floor building parts monolithic reinforced concrete pillar frame and reinforcing walls with 30-cm-thick <i>Porotherm 30 X-therm</i> 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:	rendered and plaster-skimmed on brick, mended on reinforced concrete surfaces with 2-layer white emulsion wall paint.
Ceiling:	white emulsion paint on a plaster-skimmed surface on the underside of the -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 proxy 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. Dustbin storage (1 each on the -1 basement level and the stairwell, two in total)

Floor:	colored-in-material crushed granite floor tiles (8 mm thick)
Wall:	tile cladding up to a height of 2, 2.10 meters, white emulsion paint on a rendered and plaster skimmed surface above it

Ceiling:	heat insulation of a thickness determined in line with the building's energy dynamics on the underside of the slab
Door:	non-combustible metal doors
Ventilation:	machine extraction

#### **1.5. Stroller storage (1 piece on the ground floor)**

Floor:	colored crushed granite floor tiles (minimum 8 mm thick), with 6 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 slab
Door:	non-combustible metal door

#### **1.6. Bicycle storage (1 piece on the ground floor)**

Construction:	in a separate premise with 1 entrance each from the outside and from the hallway inside the building
Floor:	colored-in-material crushed granite floor tiles (8 mm thick) with 6 mm skirting
Lighting:	ceiling lamps with white plastic lightswitch

#### **1.7. Elevator**

Quantity:	one <i>Schindler 3000</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:	9 persons, 675 kg load-bearing capacity (small) and 14 persons, 1050 kg load-bearing capacity, also suitable for transporting furniture (large)

#### **1.8. Atrium**

Design:	a 174 sqm area in the ground floor + 5 story parts of the building, lobby on the ground floor, internal hallways on floors 1-5 to access the apartments
Floor:	colored-in-material crushed granite floor tiles with 6 mm skirting
Wall:	glassed, thermal bridge free aluminum curtain wall with steel support structure on the interior side, white, emulsion wall-paint on rendered and plaster skimmed surface on the interior walls
Ceiling:	plaster skimmed reinforced concrete, emulsion wallpaint and flat plasterboard suspended ceiling

Railing:	2-layer glued glass rails with rustproof steel or aluminum support structure
Roof:	glass roof made of thermal bridge free aluminum curtain wall
Entrance door:	glassed door made of thermal bridge free aluminum structure, opening with proxy card
Plant cover:	low-maintenance, fast-growing air-filtering vegetation according to the landscaping plan with automated irrigation system and garden fountain
Furniture:	mobile or stationary seats, reception desk (until the handover of the reception building), mailboxes

### 1.9. Garden

Design:	a joint garden shared with the other phases and buildings of the residential complex, built according to a unified landscaping plan
Intensive green roof:	54-68 cm thick layer of soil mix and plants on the slab and water insulation over the -1 basement level
Plant cover:	fully landscaped park with automatic irrigation system
Paths:	ornamental concrete paving
Furniture:	garden benches, litter bins

### 1.10. Gym

Floor:	sports vinyl flooring
Walls:	two-layer emulsion indoor wall paint on rendered and plaster skimmed reinforced concrete and brick surfaces
Ceiling:	two-layer emulsion indoor wall paint on rendered and plaster skimmed reinforced concrete surface
Entrance door:	metal structure door with proxy card opening
Facilities:	At least 10 different types of cardio and exercise machines (such as treadmill, elliptical trainer, exercise bike, machines for the training of the upper and lower body), weight bench with weights set and rack

### 1.11. Bathrooms, restroom

Design:	1 men's, 1 ladies' washroom-toilet with common handwash area, one shower room and two common showers
Floor:	colored-in-material crushed granite floor tiles
Walls:	glazed ceramic wall tiles under 200 cm, two-layer emulsion indoor wall paint above
Ceiling:	two-layer emulsion indoor wall paint on flat plasterboard surface

Washrooms:	1-1 white half porcelain washbasins, at least 55 cm wide, with chrome plated mixer tap
Toilets:	1 in the men's 1 in the ladies' restroom
Shower:	3 shower cabins in size according to the floor plan with built, tiled 5-7 cm tall rim, shower tap and shower set

### 1.12. Wellness

Floor:	colored-in-material crushed granite floor tiles
Walls:	glazed ceramic wall tiles under 200 cm, two-layer emulsion wall paint above
Ceiling:	two-layer emulsion indoor wall paint on plaster skimmed reinforced concrete and flat plasterboard suspended ceiling
Saunas:	1 complete, turnkey Finnish sauna (4-6 persons), 1 infrared sauna (2-3 persons)

### 1.13. Rooftop terrace

Design:	Rooftop terrace with a panoramic view of the Danube on the top level of the tower in stairwell 'B', elevator and stair access to the 13th floor, from there, stairs upwards
Floor:	ornamental stone cover
Palnts:	intensive and semi-intensive green roof islands

## 2. TECHNICAL FEATURES OF THE APARTMENTS

### 2.1. Non-load bearing building structures

Facade infill walls:	<i>Porotherm 30 X-therm</i> made, 30-cm-thick burnt ceramic brick walling only on one-story and 5-story buildings (for towers see item 1.1.)
Inter-apartment and corridor partition walls:	sound-proofing calcium silicate brick wall (apartment/corridor: 30 cm thick, apartment/apartment: 30 cm thick <i>Silka HML 300 NF+GT</i> )
Partition walls inside apartment:	<i>Porotherm 10 N+F</i> 10-cm-thick burnt ceramic brick walls
Blade and parapet walls:	<i>Porotherm 10 N+F</i> 10-cm-thick burnt ceramic brick walls
Curtain walls:	masonry or plasterboard structures made according to the architectural plans
Floor bases:	impact noise proofing layer and floating concrete subfloor on reinforced concrete slabs

- Facade: 15 cm thick rock wool facade insulation scaled to the building's energy dynamics on façade filling walls, 20 cms on reinforced concrete walls, covered with thin rendering, at least **"AA - Better than near-zero energy requirement"** energy performance certificate
- Facade cladding: unique, frame supported façade cladding built in front of rendered façade surfaces and, at places indicated in the architectural plan, on the balcony railing

## 2.2 Balcony, terrace

- Terrace construction: the order of thermal and water insulating layers have been designed in a way that the floor plane of the terrace/balcony is nearly identical in height with the floor plane of the apartment
- 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, flexible silicone grouting at negative corners, stack bond pattern (cannot be modified, not even for a surcharge), pavestone cover in ground floor apartments.
- Handrails: two-layer glued, colored safety glass, stainless steel pillars and handrails, unique, frame mounted façade cover or reinforced concrete balustrades are built at the rails as indicated in the plan
- Connecting gardens: vegetation planted according to the landscaping plan in the (non-exclusive use) joint parts of the garden connected to ground floor apartments according to the landscaping plan (no fence is constructed)

## 2.3. Doors and windows

- Entrance door: security entrance door with reinforced security lock and steel doorframe, burglar proof door handles and stopper, optical peephole, aluminum doorstep approved by MABISZ (Association of Hungarian Insurance Companies), available in only one color (may not be changed even at an extra charge).
- Interior doors: foil laminated honeycomb door, surface plain pattern, selectable colors, in sizes specified in the architectural plans (bathroom, WC, closet, pantry: 75/210, habitation rooms: 90/210)
- Windows, balcony doors: at least five air-chamber plastic casement doors and windows with thermal-insulation with three-layer thermal insulated glazing conforming to the applicable standards, scaled in accordance with the building's energy dynamics ( $U_{g} \leq 0,7$  W/m<sup>2</sup>k), with 1 air vent installed per apartment (typically located in the living room or the kitchen). Opening direction specified individually for each apartment

Shutters:	built in shutter boxes under the wall plane in the rooms and kitchens for facade windows and doors, with motorized, thermal insulated, PU foam filled aluminum shutter screens, smart-home integrated shutter switches, touch-control, manually switchable, stylish white glass panel, illuminated touch surface
Curtain rail mounting:	in view of the heating/cooling pipes in the ceiling, curtain rails can only be mounted within a 15-cm strip from the external doors and windows

## 2.4. Floor covering

Rooms:	7 mm thick laminate flooring with color-matched skirting, foam sheet underlay and moisture barrier foil, wear resistance rating: 31, in at least 4 color options
Anteroom:	Depending on the given apartment, glazed ceramic floor tiles or porcelain tiles (8 mm thick) with skirting, laid in stack-bond pattern, in selectable colors
Kitchen, utility room:	glazed ceramic or porcelain (8 mm thick) with skirting, stack laid bond pattern in selectable colors
Bathroom, WC:	glazed ceramic floor tiles or porcelain floor tiles (8 mm thick) laid in stack bond pattern, selectable colors

## 2.5. 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 (8 mm thick), with plastic edge protectors on the outside edges, laid in stack bond pattern, in selectable colors
Kitchen:	tiling in a 60 cm strip between the heights of 85 and 145 cm. Glazed ceramic tiles with white plastic edge protectors on the outside edges, stack bond pattern, in selectable colors

## 2.6. Heating, air conditioning

System:	Dual Eco combines cooling/heating system with smart home integrated control and individual metering, a combined system of condensing gas furnaces and heat pumps installed in each building
Boiler:	a combined system of condensing gas boilers and heat pumps per building
Pipes:	heating and cooling pipes in the reinforced concrete slab (ceiling) for heating and cooling of the ceiling surface

Heating:	ceiling surface heating in the bedrooms and the living room, electric towel radiators in the bathrooms with smart home integrated temperature and humidity thermostats
Cooling:	ceiling surface cooling in the living room and bedrooms, towel dryer radiators in the bathrooms with smart home integrated temperature and humidity thermostats
Cooling and humidity:	based on temperature and humidity, the system automatically controls the temperature of the coolant and turns off cooling if risk of condensation is present on the cold reinforced concrete ceiling surface. In case of intensive vapor production (multiple daily washing, high-volume cooking, more than average plants, use of humidifiers), normal humidity levels (40-60%) must be ensured by ventilation or, if needed, dehumidifiers
Ventilation restrictions:	in humid weather or when air does not cool down during a summer rain, but humidity levels rise, the system automatically turns off cooling and then turns it back on after a certain period of time. To prevent the apartment from warming, ventilation is to be delayed
Cooling and shading:	to ensure the efficiency of the cooling system shutting the windows and shading by shutters are required

## 2.7. Water and sewage

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 cabinets in the corridors

## 2.8. Ventilation

Ventilated areas:	interior air spaces without natural ventilation in bathrooms, WCs and utility rooms
Ventilation system:	pipe system consisting of metal air duct elements, dedicated light switch-actuated extractor fans in the WCs, bathrooms and utility rooms, and a connection point in the wall at the service shaft for an extractor hood in the kitchen or, if the shaft is located outside of the kitchen area, plasterboard covered pipes routed from the shaft to the kitchen. Extracted air is vented above the roof line
Ducts:	in shaft, metal ventilation ducts



## 2.9. Sanitary fixtures and fittings

Bathroom sink	white porcelain, <i>Villeroy &amp; Boch O.novo</i>
Hand basin:	only in separate lavatories, <i>white, porcelain Villeroy &amp; Boch O.novo</i>
Bathtub:	enameled white acrylic 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 enameled acrylic, 90x90 cm, with standard shower siphon and chrome plated cover (the shower cabin is not a part of the technical specification). Where a built tray is indicated on the layout plan, the shower tray comes with a 5-7 cm tall tile covered built rim
Tap unit:	<i>Hansgrohe Vernis Blend</i> or identical chrome-plated, single handle sink, bathtub and shower tap unit. Hand shower set for the bathtub tap unit, with shower rod. Hand shower set for the shower tap with rod (mounting of the wall bracket and the rod lies with the resident)
WC:	<i>Villeroy &amp; Boch O.novo</i> made, porcelain, white deep flushing wall bracket-mounted 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:	water inlet via a two-way valve, and wastewater outlet through the sink combination siphon (the kitchen sink and the siphon are not a part of the technical specification)

## 2.10. Mains electricity network

Meter cabinet:	electricity meters for the apartments, of a type approved by ELMÜ, grouped by floor and located in the electricity meter cabinet
Capacity, configuration:	1x32 A for studio apartments and living room + 1- and 2-bedroom apartments, 1x50A in bigger ones, the cross-section of the cable to the apartment distribution panels is 3x16 mm
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

## 2.11. Mains electrical fittings

Plug sockets:	white plastic fittings
Switches:	white plastic fittings smart-home integrated switch with stylish white glass panel, illuminated touch surface
Cooker:	in the kitchen in the location specified in the plan, only electric cookers may be installed in the apartments
Number of plug sockets:	in rooms 2-4 plug sockets, 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 3 sockets, one above the sink (next to the place for the mirror), one for the washing machine (if no washing machine is indicated in the bathroom plan, the switch will not be installed), and one for the towel dryer radiator (controlled by the room thermostat). The exact number of sockets in the rooms and the kitchen is determined by the electrical implementation plan, which may be reviewed at the technical consultation

## 2.12. Low-current wiring and fittings

Telco network:	wiring tube and CAT6 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 the apartments will be installed by the selected service provider, that will come into ownership of the wiring network running through the common areas, via which provider's 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 the assembly
Intercom:	audio-video intercom system with indoor touch-panel operation, the outdoor unit is installed next to the main entrance of the residential building

## 2.13. Smart home system

General description:	Turnkey <i>Z-wave</i> compliant expandable system communicating through radio wave technology. A personal computer, smartphone or tablet connected to the internet is necessary to configure, program and remotely control the devices. Ensuring the availability of these devices is the responsibility of the owner
Central smart switch:	glass touch panel installed according to the plans in the ante-room or near it for controlling 4 basic functionalities of the system

Thermostat:	1 wall-mounted digital thermostat in each of the rooms and bathrooms, remotely accessible and programmable (through the internet), manual temperature control option, digital temperature and humidity displays
Motion sensor:	motion sensor in the lobby to detect the opening and closing of the entrance door, no security functions. Powered by batteries which must be replaced as necessary
Smart lighting:	smart switch, touch control operation, can be manually operated, with stylish white glass panel, illuminated touch surface

## 2.14. Lighting

General description:	wiring system in compliance with the applicable standard, with one lightbulb per room. Outlets are positioned according to the electrical plan, which may be reviewed at the technical consultation
Mounting of ceiling lamps:	in view of the cooling/heating pipes routed in the ceiling, slab-mounted lamps may only be mounted on the area of the electric box by drilling through it, lighter lamps may be glued. During the heating-cooling period, individual mounting points can be selected using a thermal camera
Room, hall:	1 or two ceiling outlet per room depending on the layout 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. SELECTION AND MODIFICATION OPTIONS, MISCELLANEOUS PROVISIONS

The technical contents defined by the site map and this technical description can only be changed within the specified scope and until the specified deadline. In this period of the construction all the deadlines are closed.

#### 4. DIMENSION AND SIZE DEVIATIONS

**4.1.** 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.

**4.2.** Net interior ceiling height of apartments is at least 300 cm on the ground floor, 266 on higher floors. The ceiling height must be at least 220 cm under areas of plasterboard covered machinery cables running underneath the ceiling, these plasterboard covered parts are indicated on the implementation 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 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