



**METRODOM**

**TECHNICAL DESCRIPTION  
GARAGE  
(WITH ELECTRIC CHARGER)**

**1145 Budapest, Bosnyák u. 14-18.**

## 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 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. Roof structure

|                         |  |
|-------------------------|--|
| Non-walkable flat roof: | water and thermal insulation layer covered by 6 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 |
|-------------------------|--|

### 1.3. Stairwell, thoroughfares

|                           |  |
|---------------------------|--|
| Floor:                    | colored in material crushed granite floor tiles (minimum 8 mm thick)   |
| Wall:                     | 2-layer white emulsion wall paint on rendered, plaster skimmed brick surface 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 aluminum and glass portal structure with automatic closer, with opening by proximity card and key, or from within the apartment using the door phone                     |
| Internal community doors: | non-combustible metal door, fire or smoke protection doors as prescribed in the building permit  |

### 1.4. Lift

|            |  |
|------------|--|
| Quantity:  | one elevator in each stairwell (4 in total) <i>SCHINDLER 3300</i> without machine room, counterweight operated elevator cage |
| Structure: | steel fixtures, doors, and external lined coverings  |
| Capacity:  | 15 persons, 1125 kg load-bearing capacity  |

## 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       |
| Fire door – basement level: | garage door installed at the fire-section boundary within the underground parking garage, opening-closing sideways, compliant with fire protection regulations |
| Garage door height:         | available opening height of the garage door is 220 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  |

### 2.4 Electric car charger

|                                      |  |
|--------------------------------------|--|
| Parking slots equipped with charger: | P38, P39, P58, P59, P60, P61, P62, P96, P97, P98, P99, P100, P101, P102                          |
| Contents:                            | lockable, standard electric socket, 3.6 KWh (16A) with continuous power feed, own electric meter |

## 2.5 Conditions of use

|                   |  |
|-------------------|--|
| Vehicle types:    | the parking garage has been designed to accommodate motor-cycles 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, 2023.

Metrodom Bosnyák 14-18. Kft.  
Seller

Buyer

Buyer