



METRODOM

**TECHNICAL DESCRIPTION
APARTMENTS**

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
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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. Dustbin storage area (1 in stairwell A and C each, 2 in total)

Floor:	coloured crushed granite floor tiles (minimum 8 mm thick)
Wall:	tile cladding up to a height of 2,00-2,10 metres, and above this white emulsion paint on a rendered and plaster skimmed surface
Ceiling:	thermal insulation of a thickness determined in line with the building's energy dynamics, on the underside of the slab
Door:	non-combustible metal door

1.5. Pushchair storage area (1 per B and C stairwell on the downstairs, 2 in total)

Floor:	coloured crushed granite floor tiles (minimum 8 mm thick), with 6 cm skirting
Wall:	white emulsion paint on a rendered and plaster skimmed surface
Ceiling:	thermal 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

Construction:	in the open passageway connecting the two internal gardens of the building, covered but not temperature regulated
Floor:	concrete blocks
Lighting:	ceiling lamps with motion sensor-controlled switching

1.7. 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

1.8. Community areas

Design:	one 90 sqm community room in stairwell A, with club room and baby playroom functions, exclusively for residents' use
Floor:	abrasion resistant, easy cleaning vinyl floor
Wall:	white dispersion paint on a rendered and plaster skimmed surface
Ceiling:	plaster-filled reinforced concrete, dispersion paint
Bathroom, toilet:	furnishing according to the layout plan, design as specified for the apartments (tiles, sanitary-ware, taps)
Electricity network:	wires, wall-sockets and switches as specified for the apartments
Entrance door:	aluminum structure door, proxy card opening
Club room:	couch, armchairs, television, tabletop soccer and/or electric darts, kitchenette with refrigerator and microwave oven
Baby playroom:	couch and/or armchairs, diaper-changing table, fully equipped with various children toys, decoration

1.9. Garden (internal courtyard)

Design:	intensive green roof constructed on the ceiling slab of the basement-level parking garage. Traditional garden around the building, paved pathways, pre-planted greenery, with garden furniture, playground, garden grill.
Intensive green roof:	water and thermal insulation covered with a 30-60 cm thick layer of lightened roof garden soil mix
Plant cover:	80-100 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, garden grill, litter bins
Playground:	compliant with the implementation plan (rubber safety floor, monkey bars with slide, swing, sandpit) for children 1-4 years of age.

2. TECHNICAL FEATURES OF THE APARTMENTS

2.1 Non-load bearing building structures

Facade infill walls:	burnt ceramic bricks, 30 cm thick (<i>Porotherm 30 Klíma</i>)
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:	burnt ceramic bricks, 10 cm thick (<i>Porotherm 10 N+F</i>)
Blade- and parapet walls:	10 cm burnt ceramic brick wall or two-layer plasterboard wall in compliance with the implementation plan
Floor bases:	noise-deadening layer and floating concrete subfloor
Facade:	<i>LB-Knauf</i> 8cm thick facade insulation system scaled on the basis of the building's energy dynamics, covered with fine render, at least " BB - near zero energy consumption " energy performance certificate, annual energy consumption less than 90 kWh/year/m ²
Facade cladding:	frost-resistant stone and granite cover on the facades, and decorative plastering in compliance with the implementation plan

2.2. 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
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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)

Private gardens: the exclusive use part of the collectively owned garden connected to the ground-floor apartments on the outside perimeter of the building. The height of the fence separating the gardens is 150 cms. Pre-planted greenery according to the implementation plan, no modifications are allowed, not even for a surcharge

2.3 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: 5 *air-chamber* plastic casement doors and windows with thermal-insulation double glazing conforming to the applicable standards, scaled in accordance with the building's energy dynamics ($u=1.0 \text{ W/m}^2\text{k}$), with 1 air vent installed per apartment (usually located in the living room). Opening direction specified individually for each apartment

Shutter preparation: bedrooms are equipped with doors and windows with built-in shutter boxes under the wall plane, to ensure power drive, the shutter boxes come with electric preparation, smart-home ready driving switches.

2.4 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 4 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

2.5 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 (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

2.6 Heating and air-conditioning

System:	Dual Eco combined heating-cooling system with smart-home integrated control, individual metering
Furnace:	A combined system of condensation furnaces and air-air heat pumps installed in each building
Piping:	heating and cooling pipes in the reinforced concrete slab (running in the ceiling) for ceiling surface heating and cooling
Heating:	ceiling surface heating with smart-home integrated thermometer and humidity-meter thermostats in the bedrooms, the living room and the bathroom
Cooling:	ceiling surface cooling with smart-home integrated thermometer and humidity-meter thermostats in the living rooms and bedrooms
Cooling and humidity:	based on the temperature and humidity, the system automatically controls the temperature of the coolant, and, if condensation risk is present on the cool surface of the reinforced concrete, it turns off cooling. During times of high humidity (multiple washing cycles in one day, high-volume cooking, more than average plants, using of humidifiers), normal humidity level (40-60%) is to be ensured by airing or using dehumidifiers, if necessary
Airing restrictions:	when the weather is humid, or if a summer storm cannot cool the air sufficiently, but raises humidity levels, due to the high outside humidity, the system temporarily turns-off cooling and then turns it back on automatically. In order to prevent the apartment from heating up, airing must be postponed.
Cooling and shading:	to keep the cooling system working properly, doors and windows must be shut, and shutters lowered

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 volume meters of the heating system placed in the wall chambers in the corridors, separate water meters for cold and hot water, placed in alcoves in the corridors

2.8 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 connection point in the wall at the service shaft. If the service shaft is located outside of the kitchen, wires routed from the shaft to the kitchen behind a plasterboard cover. 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

2.9 Sanitary fixtures and fittings

Bathroom sink	<i>Kolo</i> porcelain, white
Hand basin:	in separate lavatories, <i>Kolo</i> porcelain, white
Bathtub:	<i>Kolo Rekord</i> 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:	<i>Kolo First</i> 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>Kolo</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)

2.10 Mains electricity network

Meter cabinet: ELMÚ certified electricity meters for the apartments, grouped by floor and located in the electricity meter room

Capacity, configuration: 1x32 A for studio apartments and living room + 1-bedroom apartments, 1x50A in larger units, the cable to the apartment distribution panels is 3x16 mm²

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 Heavy current electrical fittings

Plug sockets: white plastic fitting

Switches: smart switch, touch controlling, can also be switched manually, white color

Cooker: only electric cookers may be installed in the apartments, in the kitchen, outlets located as specified in the layout plan

Number of plug sockets: 2-4 plug sockets in the rooms, 2-4 sockets in the kitchen above the kitchen counter, 1 separate socket each for the refrigerator, dishwasher and extractor hood. 1 socket above the sink in the bathroom (next to the place for the mirror) and 1 for the washing machine. The exact number and positioning of sockets in the rooms is defined in the electrical plan, which may be reviewed at the technical consultation.

2.12 Light-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 to that effect.

Intercom: Smart-home integrated video-intercom with control panel operation, external units mounted next to the main entrance to the residential complex and the entrance door to the building

2.13 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 custom-configure, program and remotely control the devices. Ensuring the availability of these devices and of an Internet connection is the responsibility of the owner.

Control panel: *Zipato Zipatile2 (2019)* or equivalent 8", 800x1280 pixel resolution touchscreen for controlling the basic functionality of the system, built-in camera and speakers, 230V power feed.

Thermostat head unit: remote access and programmable (through the internet) digital thermostat, one in each room, manual thermal control option, digital temperature displays.

Open-close sensor: a sensor detecting the open/closed status of external windows and doors, 1 per window/balcony door/entrance door. The sensors are powered by a non-replaceable internal battery, ensuring power for the entire lifetime of the sensor (10 years), following which the sensors have to be replaced.

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.

2.14 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, 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 room sizes and dimensions, and the total useable floor area 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 253 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 (pre)sales agreement as it is in full accordance with their contractual will.

Budapest, 2023.

Metrodom Bosnyák 14-18. Kft.
Seller

Buyer

Buyer