METRODOM

TECHNICAL DESCRIPTION
PENTHOUSE
A32, A41, A43, B36, B41, B43, C41, D42, F41

1112 Budapest, Mikes Kelemen utca 30-38.

1. TECHNICAL CONTENTS OF THE BUILDING

1.1 Load-bearing structures

Foundation:	monolith water-tight reinforced concrete slab
Ascending structures:	monolith reinforced concrete load-bearing pillars, reinforced concrete stairwell and elevator cores, 30 mm thick frame walling
Slabs:	monolith reinforced concrete flat plate intermediate and terminal slabs
Stairs structure:	monolith reinforced concrete

1.2 Roof structure

Non-walkable flat roof:	6 cm thick, fractioned, Ř16-32 mm grain size rounded fractioned gravel load on the thermal and water insulating layer, frost proof concrete pavers on the maintenance paths

1.3 Staircase, corridors

Floor:	granite powder floor tiles (min 7 mm thick), colored in material
Wall:	white dispersion paint on plastered brick and reinforced concrete surfaces
Ceiling:	white dispersion paint on plastered surface, thermal insulating layer of dimensioned thickness on bottom plane of the slab above the ground floor
Building entrance door:	custom made aluminum-glass portal structure, automatic shutting, opening with proxy device and key, and using the smart-home panel from inside the apartment

1.4 Dustbin storage (1 on each floor, 7 in total)

Floor:	granite powder floor tiles (min 8 mm thick), colored in material
Wall:	wall tiles up to the height of 2.10 meters, white dispersion wall paint on plastered surface above
Ceiling:	thermal insulating layer of dimensioned thickness on bottom plane of the slab
Door:	non-flammable metal doors

1.5 Stroller storage (1 in each building, 7 in total)

Floor:	granite powder floor tiles (min 8 mm thick), colored in material with 8 mm footing on synthetic resin cover
Wall:	white dispersion wall paint on plastered surface

Ceiling:	thermal insulating layer of dimensioned thickness on bottom plane of the slab
Door:	non-flammable metal doors

1.6 Bicycle storage

Implementation:	inside the underground parking lot, lockable, isolated from the parking slots by gridwall, or wall constructed of exposed reinforced concrete or burned brick blocks.
Floor:	reinforced concrete, non-sloping structure with artificial resin coating
Wall:	exposed reinforced concrete
Ceiling:	thermal dimensioned thermal insulating tiles, reinforced concrete slab
Lighting:	ceiling mounted lamps with switch

1.7 Elevators

Quantity:	Single cage Kone elevators without machine room, counterweight operated elevators, one in each building (7 in total)
Structure:	steel fixtures, doors and external covers with lining
Capacity:	13-person, 1000 kg capacity in buildings A and B, 8-person, 630 kg capacity in buildings C, D, E, F, G

1.8 Garden (internal court)

Implementation	intensive green roof constructed partly on the slab of the ground floor parking garage, paved walking paths, pre-planted vegetation with garden furniture, playground, swimming pool, grilling equipment
Intensive green roof:	minimum 30 cm thick lightened soil-mixture for roof-gardens
Pool:	119 cm deep, 85 sqm, perimeter-overflow pool with water purification appliance
Plant cover:	soil according to gardening plan, lawn, shrubs and deciduous trees with automatic irrgation system
Walking paths:	decorative concrete cover
Furniture:	garden benches, garden grill, dustbins
Playground:	according to the implementation plans (climbing structure, swing, sandbox)

2. TECHNICAL CONTENTS OF THE APARTMENTS

2.1 Non load-bearing structures

Façade filling walls:	30 cm thick burnt brick wall
Apartment separation and corridor walls:	sound blocking brick wall (apartment/corridor: 30 cm thick, apartment/apartment 30 cm thick Silka HML 300 NF+GT)
Partition walls in the apartments:	10 cm thick wall, burnt brick
Blade and parapet walls:	according to implementation plan, 10-cm-thick *Ytong* or burned ceramic brickwall or two-layer plasterboard wall
Floor underlay:	Step-insulating layer and screed concrete underlay on reinforced concrete slab
Façade:	8 cm thick façade insulation system with decorative mortar cover, at least “BB – near zero energy need” energy rating
Facade cover:	stone imitating *Stegu Abra* made concrete cover and decorative mortar according to the implementation plan

2.2 Balcony, terrace, private garden

Terrace:	due the layering order of thermal and water insulation, the floor-plane of the terrace/balcony may in some cases be higher than that of the apartment. The height differerence complies with the stipulations of the implementation plan, with an internal step if the difference exceeds 20 cms in height.
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, 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, separated by bush fence or other type of separation. Pre-planted greenery according to the implementation plan with automatic irrigation system, no modifications are allowed, not even for a surcharge

2.3 Doors and windows

Entrance door:	fire protection MABISZ certified multi-point (1 latch bolt with 3 locking bolts and 2 passive lift-off preventers) security door in pressed steel door case, hard metal sheet door cover with peep hole, non-optional color (not even for surcharge)
Interior doors:	full doors with cardboard fill structure decorative foi surface, optional color, in a size according to the architectural design (bathroom, toilet, wardrobe, storage 75/210, rooms 90/210)

Windows, terrace doors:	air chamber, plastic cased windows and doors with 2 layer thermal insulating glass (ug=1,0 W/m2k), one vent gap in each apartment (placed typically in the living room). Opening type is apartment specific.
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 and power preparation inside the shutter-box. Shutter drive smart-switches comes as standard.

2.4 Floor

Room:	13,7 mm thick Swedish finish oak hardwood *TRIO* flooring, twice varnished, bonded, with white or harmonizing color skirting Parquets of different thickness (laminated parquets) cannot be selected due to restrictions of the slab-on-grade
Ante-room, kitchen, service room:	glazed ceramic floor tiles (min. 7 mm thick), with footing, mesh laying
Bathroom, toilet:	glazed ceramic floor tiles (min. 7 mm thick), with mesh laying, in selectable colors

2.5 Wall facing, wall surface

Rooms, ante-room, service room:	white dispersed painting on plastered wall (colored painting or wallpaper is unavailable)
Bathroom, toilet:	glazed ceramic wall tiles up to the height of the doorcase in the bathroom, up to 1.4-1.5 meters in the toilet (min. 7 mm thick), with plastic edge protector at positive corners, tile layout, in selectable colors

2.6 Heating and cooling

System:	*Dual Eco Plus* combined cooling-heating system, smart-home integrated controlling, individual metering
Furnace:	a combined system of condensing gas furnaces and air to air heat pumps deployed in each building
Wiring:	wires serving heating and cooling in the slab (ceiling) for heating and cooling the ceiling surface
Heating:	ceiling surface heating in the bedrooms, the living room and in the bathroom with smart-home integrated temperature and humidity gauging thermostats and in the bathroom auxiliary electricity heated towel drying rails (white)
Cooling:	ceiling surface cooling in the bedrooms and the living room, with smart-home integrated temperature and humidity gauging thermostats

Ventilation restrictions:	during times of humid weather and when a summer thunderstorm does not cool down temperature but does increase humidity, the system will temporarily shut down and then automatically restart cooling. To avoid the apartment heating up, airing should be postponed to a later time.
Cooling and shading:	to provide for the efficient operation of the cooling system, windows and doors should be kept shut and shading ensured

2.7 Water and sewage

Water pipes:	the base and uptake pipework of sanitary cold and hot water is made of plastic or galvanized pipes, the branch pipes inside the apartments are five-layer plastic pipes running in the wall and the floor
Sewage disposal:	plastic pipework in the bathroom and the toilet
Consumption meter cabinet:	heat volume meters connected to the heating system installed in wall cases in the corridors, separate meters connected to the cold and hot water systems
Balcony and terrace:	according to the implementation plan, water draw-off implemented with facade draining

2.8 Ventilation

Ventilated rooms:	internal (with no natural ventilation) rooms bathrooms, toilets and service rooms (storage)
Ventilation system:	pipe system constructed of metal air ducts. Ventilator suction with dedicated switch and delayed power-off in the toilets, bathrooms and service rooms, electrical connector in the wall plane of the shaft in the kitchens. Air is diverted above the roof plane, with gravitational ventilation in the closets
Ducts:	in shaft, metal ventilation ducts

2.9 Sanitaryware and fixtures

Wash basin:	porcelain, white, *Villeroy & Boch O.novo*, or similar
Handwash basin:	only in separated toilets, porcelain, white, *Villeroy & Boch O.novo* or similar
Bathtub:	acrylic white steel plate bathtub, 170 cm in length, built-in, tiled fore-wall, chrome sinkpipe and spiller (only in bathrooms where bathtub is marked on the layout plan)
Shower tray:	white, enameled steel plate, 90x90 cm, chrome sinkpipe (shower cabin is not part of the technical contents)
Tap:	*Hansgrohe Logis* or similar, chrome plated mixer taps for basins, showers and bathtubs. Handheld shower with fixed holder for the bathtub taps, handheld shower with shower rod

	for the shower taps (mounting of fixed holders and rods is the responsibility of the owner)
WC:	*Villeroy & Boch O.novo* or similar, porcelain, deep flush, wall mounted toilet bowl, concealed cisterns built into the wall, two-plate design for long and short flushing
Washing machine connector:	wall mounted with outlets to the sewage network and cold water supply in the bathroom and in service rooms where indicated on the layout plan
Dishwasher connector:	water supply through the combined sink valve and draining outlet through the combined sink valve. (Kitchen sink and valves are not part of the technical contents)

2.10 High voltage power network

Meter cabinet:	ELMŰ certified meters of the apartments are grouped according to floor levels and placed electricity meter rooms
Capacity, configuration:	according to the applicable standards, 1x32 A in studios and 1-bedroom apartments, 3x16 in the bigger ones. To ensure future expandability, the cables running to the apartment distributors are 5x10 mm2. (installation of compatible consumption meter and power switches lie with the owner, at her/his cost)
Electric fitting:	the entire electric fitting is implemented according to MSZ EN-60364 standard. Shock protection by neutralizing for the building (TN-C-S network) complemented with EPH network. Shock protection inside the apartments is provided by a dedicated FI relay

2.11 Heavy current electric fittings

Sockets:	white, plastic fittings
Light switches:	smart switches, touch-control with manual switching option, white
Kitchen stove:	connector as indicated on the layout plan, only electric stoves can be installed in the apartments
Number of sockets:	2-4 pcs in the rooms, 2-4 in the kitchen above the kitchen counter, 1 socket for the refrigerator, the dishwasher and the hood each. 1 socket above the washbasin (next to the mirror spot) and 1 for the washing machine in the bathroom. The number and location of sockets in the rooms and the kitchen are defined in the electric implementation plan, which may be reviewed upon request at the technical consultation
Balcony, terrace, outdoor power socket:	in select apartments, facade mounted outdoor electric power sockets at the height of the footing as indicated in the implementation plan

Balcony, terrace shader preparation:	in select apartments, electric core in a junction box enclosed in the slab overlay

2.12 Weak current power network and electric fittings

Phone/cable Tv:	conduit and wiring in the living room and the bedrooms, 1 double connector in each. Contracting a telecommunication services provider is the responsibility of the buyer
Telecommunication services provider:	the telecommunication network of the building and the apartments will be built by the selected telecommunication services provider, wires and cables running through common spaces, through which services may be accessed, will be owned by the service provider. Alternative service provider may only provide services upon the decision of the house assembly following the formation of the residential community
Intercom:	without separate indoor unit, controlled via the smart home control panel, external units at the entrances to the stairways and at the street front entrance gate

2.13 Smart home system

General description:	turnkey installation of a *Z-wave* compliant, radio wave based, expandable system. 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 or identical, 8”, 800x1280 pixel resolution touchscreen for controlling the basic functions of the system, 230V power feed
Thermostat:	remote access and programmable (through the internet) digital wall thermostat, one in each room, manual thermal control option, digital temperature displays
Close/open sensor:	1 sensor per window/door detecting the open/close status of windows and doors, mounted in the hall room. Battery is not replaceable, power is provided for the entire lifetime (10 years) of the product, after which the sensors must be replaced
Smartlights:	*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

2.14 Lighting

General description:	standard wire network with cores. 1 piece E27 socket lightbulb per room. Core placement is done according to the power design plan and may be reviewed at consultations.
Room, ante-room:	one core on the ceiling in each, separate ceiling core above the dining table (unless the dining table is placed in the kitchen as shown on the layout plan)
Bathroom:	1 core mounted on the ceiling with receptacle and bulb, 1 separate core on the wall at a height of approx. 200 cms above the washbasin
Kitchen:	1 ceiling mounted core with receptacle and lightbulb, 1 separate wall mounted core for kitchen cabinet lights in a height of approx. 150 cm
Balcony, terrace:	lights on the sidewall or the ceiling with bulb and shade (non-selectable), indoor switch. Façade mounted are positioned according to the plan, uniform implementation in every apartment (no modification option)

3. OPTIONAL SELECTIONS AND MODIFICATIONS, MISCALLEANOUS PROVISIONS

The technical contents defined by the layout plan and the present technical description may only be modified, and options selected, within the specified scope and before the specified deadline.

3.1 Selection and modification (within the specified deadline and to the extent technically possible, in compliance with the applicable regulations)

3.1.1 Construction phase

Location and opening direction of interior doors
Location of ceiling lamps, high voltage and low voltage power cores
Location of water supply and sewage cores (washbasin, kitchen sink, washing machine, bathtub, bathtub to shower change and vice versa)

The fee of required plans (construction, engineering, electricity) is HUF 20,000 plus 27% VAT per plan.

Selection deadlines
TERMINATED

3.1.2 Color of floor and wall tiles, tile layout, laminated parquet and the interior doors

Selection deadlines
Ground floor-2nd floor: TERMINATED
3rd floor: Building A, B, E, F, G: TERMINATED
Building C: 31/8/2020

Building D: 31/8/2020

4th floor: Building A, B, E, F, G: TERMINATED
Building C: 15/9/2020
Building D: 15/9/2020

3.2 Selections subject to extra charge (as per price offer, to the extent technically possible in compliance with applicable regulations)

Buyer may order non-standard configurations from Seller for extra charge. According to the costs of modification, the purchase price, and the first price installment (advance) shall change, i.e. the Parties consider modification costs part of the advance payment. Implementation of modification by the Seller is subject to the modification of the presales contract and the payment of modification costs by the deadlines specified in Item 3.1. Seller reserves the right to reject technical modification requests in the event of expiration of the deadline and in that case refunds modification charges. Selections may only be made from among the options made available by the Seller or its partners, Seller explicitly excludes fitting of construction materials provided by the Buyer. Technical completion reaching 100% is required if state subsidy under the Family Home Subsidy Program (CSOK) is used.

Modifications may be requested primarily in the below areas:

Building of blade or parapet wall or implementing in a manner deviating from the original plan (moving of partition walls not included)
Plasterboard walls
Extra sanitary-ware
Additional power cores
Extra floor and wall tiles, molding, décor sheets, parquet and interior doors

The above list is for reference only and is not exhaustive

3.3 Modifications unavailable even for extra charge

Seller informs Buyer that certain modifications are not possible due to the technical specificities of the building and the construction process. The below modifications, among others, cannot be requested:

- modifications to the façade or common spaces (balcony rail, balcony tiles, color of external wall, sectioning and color of external windows and doors, etc.)
- moving of room/kitchen separation walls (because of prefabricated ceiling heating panels adjusted to the rooms)
- modifications of rooms subject to the modification of the building permit
- location and type of the entrance door (type, size, color, material, etc.)
- floor drain in rooms with water supply
- modifications to the tile cover and rail of balconies
- wallpaper or non-standard wall paint
- non-standard heating system specifications (installation of gas pipes, central thermostat, etc.)
- water supply and electric plug-in on the terrace for hydromassage pool (layout plans of terraces not including related markings cannot fit hydromassage pools due to structural reasons)

4. DIMENSION AND SIZE DEVIATIONS

4.1. The Seller informs the Buyer that sizes and dimensions indicated in the layout plans and the total surface area indicated on 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 sizes and dimensions to be smaller.

4.2. Net interior ceiling height of apartments is at least 263 cms. Areas with plasterboard covered machinery cables running underneath the ceiling must be at least 220 cm in height.

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, Parties have read, interpreted and signed the present (pre)sales agreement as it is in full accordance with their contractual will.

Budapest, 2020.

Metrodom Zöldmező Kft. Seller	Buyer	Buyer