



METRODOM

**TECHNICAL DESCRIPTION
STORAGE**

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, R16-32 mm grain size rounded fractioned gravel load on the thermal and water insulating layer, frost proof concrete pavers on the maintenance paths
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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
Entrance door to the building:	custom-made aluminum-glass portal structure, automatic shutting system, proxy card and key operated opening or via the intercom from the apartments

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 7 mm thick), colored in material with 6 mm footing
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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, sharing the air-space, lockable, separated by perforated and full ceramic brick walling from the parking slots
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 lamps with motion-sensor switches, perpetual emergency lights

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
Greenery:	80 cm thick shrub-soil, lawn, bush and deciduous trees planted in accordance with the landscaping plan
Walking paths:	decorative concrete cover
Furniture:	garden benches, garden grill, dustbins
Playground:	according to the implementation plans (climbing structure, swing, sandbox)

2. STORAGE

Floor:	granite powder floor tiles (min 8 mm thick), colored in material
Ceiling:	2-layer white dispersion paint on plastered surface
Wall:	Two-layer dispersed paint on plastered and filled brick wall and repaired on reinforced concrete surface
Storage door:	steel wire fence structure
Ventilation:	no ventilation, natural or machine aided, is available in the storage, can only be used in consideration of that
Power supply:	wall sockets are unavailable and cannot be requested, not even for a surcharge
Lighting:	1 light on the wall or the ceiling

3. DIMENSION AND SIZE DEVIATIONS

3.1. 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.

3.2. 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, 2021.

Metrodom Zöldmező Kft.
Seller

Buyer

Buyer