



METRODOM

**TECHNICAL DESCRIPTION
APARTMENT**

1107 Budapest, Metrodom Park, Building A

1. TECHNICAL SPECIFICATIONS OF THE BUILDING

1.1. Load bearing structures

Foundation:	monolithic, watertight reinforced concrete foundation
Ascending structures:	monolithic reinforced concrete load-bearing columns, reinforced concrete stairwell and elevator core with 20 cm thick monolithic concrete walling
Slabs:	intermediary slabs and closing slab, 23 cm thick monolithic reinforced concrete flat plate
Stairs structures:	monolithic reinforced concrete

1.2. Non load bearing structures

Facade filling walls:	30 cm thick <i>Porotherm 30 Klíma</i> brick walling
Apartment partition walls:	<i>Silka HML 300 NF+GT</i> sound blocking brick walling (apartment/corridors 30 cm, apartment/apartment 30 cm)
Separation walls inside the apartments:	<i>Porotherm 10 N+F</i> thick brick walling
Sub flooring:	acoustically insulated layer and concrete sub-floor on reinforced concrete slabs
Facade construction:	thermally insulated 8 cm thick <i>LB-Knauf</i> facade insulation system covered with fine plaster, at least „ BB – nearly zero energy need ” energy certificate

1.3. Roof structure

Walkable flat roof:	Frost resistant colored granite powder floor tiles bonded with flexible adhesive mortar, system compatible flexible grouting materials, flexible acetate-silicone grouting at negative corners and dilations
Non-walkable flat roof:	above the waterproof and thermally insulated, a combination of a 6 cm R16-32 mm, rounded, fractioned gravel grain layer, with 40x40x4 cm frost-proof pavers and artificial turf roof cover, 80-90 cm thick lightened roof soil-mix, intensive greenery

1.4. Staircase, corridors

Floor:	colored granite powder floor tiles (min 7 mm thick)
Wall:	white dispersed wall paint on plastered brick and reinforced concrete surface
Ceiling:	white dispersed wall paint on plastered surface, thermal insulation on the bottom plane of the slab above the ground-floor
Entrance door:	unique, tailor-made glass-aluminum portal structure with automatic shutting system and proxy card, entrance code and intercom operated opening system

1.5. Garbage bin storage rooms (1 in each stairwell)

Floor:	colored in material granite powder floor tiles (min 7 mm thick)
Wall:	wall tile cover up to the height of 2 meters, white, dispersed wallpaint on plastered wall above
Ceiling:	thermally insulated layer on the bottom plane of the slab
Door:	non-flammable metal door

1.6. Baby cart storage (in stairwells B-F)

Floor:	colored in material granite powder floor tiles (min 7 mm thick) with 10 cm footing
Wall:	white dispersed wall paint on plastered wall
Ceiling:	thermally insulated layer on the lower plane of the slab
Door:	non-flammable metal door

1.7. Elevators

Quantity:	one counterweight operated 1,000 kg capacity elevator without machine room in each staircase
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1.8. Garden (of common use)

Construction:	a playground and recreation park will be constructed in the garden surrounded by the buildings. The garden will only open to residents
Soil, greenery:	lawn, decorative shrub and low-grown deciduous trees planted according to the landscape plan
Irrigation:	automated, programmable irrigation system
Playground:	playgroud castle, slide, sandpit, swing, benches and garbage bin
Recreation park:	garden benches, garbage bins
Outdoor ping-pong table:	weather resistant standard ping-pong table, without bats and balls
Outdoor fireplace:	monolith reinforced concrete firebox, compliant with fire protection regulations, benches

1.9. Playroom for babies

Floor:	abrasion resistant, synthetic fitted carpet
Walls:	white, dispersed wall paint on plastered and grouted wall
Ceiling:	grouted reinforced concrete, dispersed paint
Bathroom, toilet:	furnished as per the layout plan, fitting as in the apartments (tiles, sanitary ware, tap)
Power network:	wires, sockets and switches as described for the apartments

1.10. Club room

Floor:	<i>Opoczno</i> made glazed ceramic floor tiles (min 7 mm thick), mesh-type laying, or abrasion-resistant synthetic resin floor
Walls:	white, dispersed wall paint on plastered, grouted walls
Ceiling:	grouted reinforced concrete, dispersed paint
Entrance door:	Aluminum door, proxy operated opening
Fittings:	couch, armchairs, TV, table-soccer
Bathroom, toilet:	furnished as per the layout plan, fitting as in the apartments (tiles, sanitary ware, tap)
Power network:	wires, sockets and switches as described for the apartments

2. TECHNICAL CONTENTS OF THE APARTMENTS

2.1 Balcony and terrace

Tiles:	<i>Opoczno</i> made frost proof colored in material floor tiles (min 7 mm thick), 8 cm footing, bonded with adhesive mortar, system compatible flexible grouting materials, flexible acetate-silicone grouting at the negative corders, mesh type laying
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2.2 Doors and windows

Entrance door:	MABISZ certified <i>Steelman T-1 SS-160/WK2</i> security door in pressed steel doorcase, hard metal sheet door cover with peep hole, non-optional color (not even for surcharge)
Interior doors:	laminated surface, full doors, optional color in the size according to the architectural design (bathroom, toilet, wardrobe, storage 75/210, rooms 90/210)
Windows, terrace doors:	<i>Kömmerling 76 AD</i> at least 5 air chamber, plastic cased windows and doors with 2 layer thermal insulated glazing compliant with applicable regulations ($u=1,0$ W/m ² k), one vent gap in each apartment (placed typically in the living room). Opening configuration tailored to the individual apartments. Shutters may be requested for surcharge

2.3 Flooring

Rooms:	<i>Kronopol Flavour</i> laminated parquets, color matching spacers, foam underlayer and vapor isolation, abrasion resistance rating 31, in at least 4 different colors
Anteroom, kitchen, storage:	<i>Opoczno</i> made glazed ceramics floor tiles (min 7 mm thick) with footing, mesh laying
Bathroom, toilets:	<i>Opoczno</i> made glazed ceramics floor tiles (min 7 mm thick) with footing, mesh laying, optional colors

2.4 Wall cover, wall surface

Room, anteroom, service room:	white dispersed painting on plastered wall, colored painting or wallpaper is unavailable (not even for a surcharge)
Bathroom, toilet:	Tiles up to the height of the doors in the bathroom, up to the height of 1.5 meter in the toilet, glazed ceramics (min 7 mm thick), plastic edge protectors at the positive corners, optional colors
Kitchen:	Tile cover between 85 and 145 cm height in a 60 cm stripe. Glazed ceramics tiles, plastic edge protectors at positive corners, mesh laying

2.5 Heating, water supply

Furnace:	Heating and hot water are provided by <i>REMEHA Quinta Pro</i> central gas furnaces central; apartments do not have access to gas (not available even for a surcharge)
Heating pipes:	five layer plastic uptake and return heating pipes laid in the subfloor inside the apartments
Radiators:	<i>Voogel&Noot</i> plate radiators with manual deaerators on each radiator with smart home integration, programmable, remote access digital thermostat, temperature display. Plate radiators in the rooms, <i>Grenada</i> towel dryer radiators in the bathrooms in white. The marked locations of the radiators are for reference only, the number and location of radiators are subject to modification.
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 or in the floor
Sewage disposal:	plastic pipes in the bathroom and the toilet
Consumption meter cabinet:	heating meters and separate hot and cold water meters of apartments are installed in boxes placed in the corridors

2.6 Ventilation

Ventilated rooms:	internal (with no natural ventilation) rooms bathrooms, toilets and service rooms (storage)
Ventilation system:	duct system made up of metal air duct elements, individual, switch operated fan ventilation in the toilets and bathrooms, Ø100 connectivity placed on the shaft wall plane for optional kitchen hood. Storage and maintenance rooms gravitational. Air is extracted above the ceiling plane
Pipes:	in shaft, metal ventilation pipes

2.7 Sanitaryware and fixtures

Washbasin:	<i>Kolo Idol</i> half- porcelain, white, 60 cm wide
Hand washbasin:	in separate toilets only, <i>Kolo Idol</i> half- porcelain, white, minimum 35 cm wide
Bathtub:	<i>Kaldewei</i> enameled white steel plate bathtub, 170 cm in length, built-in, tiled fore-wall, chrome sinkpipe and spiller
Shower:	<i>Lampart</i> white, enameled steel plate, 90x90 cm, chrome sink-pipe (shower cabin is not part of the technical contents)
Mixer tap:	<i>Bavaria</i> chrome enameled, monoblock mixers for basins, showers and bathtubs. handheld shower with fixed holder for bathtub mixer, wall mounted fixed holder handheld shower with shower rod. (mounting of fixed holders and rods is the responsibility of the owner)
Toilet:	<i>Kolo Idol</i> half-porcelain, white, deep flush wall mounted, concealed <i>Geberit Duofix</i> 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 as marked on the layout plan in the bathroom and other service rooms as indicated separately on the layout plan
Dishwasher connector:	water supply through the combined sink-valve of the kitchen washbasin and wastewater outlet through the combined siphon (the washbasin and the siphon are not part of the technical contents)

2.8 High voltage power network

Consumption meters:	ELMÚ certified meters of the apartments are grouped according to floor levels and placed in the meter room
Capacity, configuration:	1x32 A in studios and 1 bedroom apartments, 3x16 in the bigger ones. In order to ensure future expandability, the cables running to the apartment distributors are 5x10 mm. Expansion (replacement of the consumption meter and the fuse box) is to be carried out upon the request and at the cost of the owner.
Electric fit-out:	MSZ EN-60364 compliant full fit-out. Electric shock prevention (TN-C-S network) with EPH network extension. Shock protection inside the apartment is secured by a separate FI relay

2.9 High voltage electric fittings

Sockets:	<i>Schneider Asfora</i> white plastic fittings
Switches:	see point 2.11
Kitchen stove:	connector as indicated on the layout plan, only electric stove can be installed in the apartments
Number of sockets:	2-4 pcs in the rooms, partly double <i>Schneider Asfora</i> socket, 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 holder) and 1 for the washing machine in the bathroom

2.10 Low voltage power network and fittings

Telephone and 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 their 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: 1 device in the fore-room, outer unit is placed next to the stairway entrance

2.11 Smarthome 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 (2019)* or equivalent 8", 800x1280 pixel resolution touchscreen installed in the ante-room or near it for controlling the basic functionality of the system, built-in camera and speakers, 230V power feed. Communication: Wi-Fi 802.11 b/g/n, ethernet (with optional adapter), bluetooth 4.0, Z-Wave+ 500 series. CPU: ARM Cortex-A9, Quad-core 1.6GHz or higher.

Thermostat head unit: remote access and programmable (through the internet) digital thermostat, one per radiator, manual thermal control option, digital temperature displays. Replacement of power supply battery is the responsibility of the owner

Open/closed sensor: a sensor detecting the open/close status of outdoor window, balcony door, entrance door items, 1 piece per item with built-in battery providing power for the entire 10-year lifetime of the product

Smart lighting: *Keemle* or equivalent smart switch, touch control, switching is also possible manually, white. Switches with brightness control are unavailable, even for a surcharge. Kitchen countertops without a separate switch or other lighting outlets are not connected to the smart home system

2.12 Lighting

General description:	standard wire network with cores, 1 E27 socket lightbulbs 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 200 cm above the washbasin
Kitchen:	1 ceiling mounted core, 1 separate wall mounted core for lighting under the kitchen cabinet 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 lights are positioned according to the construction plan, in a uniform manner all across the building (modification is not available)

3. OPPORTUNITIES FOR SELECTION AND CHANGE, 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 265 cms. Plasterboard covered machinery cables running underneath the ceiling may only affect maximum 5% of the total area. Areas affected by cabling areas must be at least 235 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.

The Parties have signed the present technical description concurrently with the property sales contract as it is in full accordance with their contractual will.

Budapest, DD.MM.2020.

Metrodom Gém Kft.
Seller

Buyer

Buyer