



**METRODOM**

**TECHNICAL DESCRIPTION  
PARKING SPOT**

**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 „ <b>BB – nearly zero energy need</b> ” 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

#### **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. 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 air grill at the confluence of the parking garage automatic closing with light beam safety sensor
Garage door height:	available opening height of the garage door is 215 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
Engineering pipes:	ducts and pipes (water, sewage, ventilation) are installed under the slab of the parking garage ensuring that parking is undisturbed. Parking is guaranteed up to 180 cm of height

## 2.4 Conditions of use

Vehicle types:	the parking garage has been designed to accommodate motorcycles 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.

After reading and interpreting, the Parties have signed the present technical description concurrently with the property (pre)sales contract as it is in full accordance with their contractual will.

Budapest, DD.MM.2020

Metrodom Gém Kft.  
Seller

Buyer

Buyer