

TECHNICAL SPECIFICATION

25880/26 (DTV I.)

1. BUILDING STRUCTURE

Load-bearing structures:

- Foundation: the building is founded on a CFA type pile foundation. The piles are held together by piles on which a watertight monolithic reinforced concrete floor slab is placed.
- Load-bearing structure: the supporting structure of the building is a monolithic reinforced concrete pillar frame. The basement boundary walls are watertight monolithic reinforced concrete structures.

Non load-bearing structures:

- External infill walls: made of 30 cm thick masonry blocks
- Partition walls between the apartments: sound-insulating 25 cm thick masonry
- Partition walls inside apartments: 10 cm partition wall masonry
- Exterior façade: a thermal insulation façade system will be installed on the exterior wall surfaces, typically with 15 cm thick insulation boards and thin plaster façade, or with planned cladding at the places as per the design
- Roof structures: flat roof, monolithic reinforced concrete slab with thermal insulation, gravel load, intensive or extensive green roof or walkable decking

2. COMMON AREA STRUCTURES AND FINISHING MATERIALS

Parking:

- Floor: concrete floor with resin coating, parking spaces, painted numbers and traffic signs
- Walls: painted concrete surfaces
- Ceiling: raw concrete surface, insulated where necessary
- Doors: single-leaf, solid doors meeting fire safety requirements
- Fittings may reduce the ceiling height locally

Staircases:

- Flooring: gres flooring
- Walls: two coats of dispersion paint on the walls
- Ceiling: two coats of dispersion paint on the ceiling
- Doors: doors that meet fire safety requirements

Corridors:

- Flooring: gres tiles
- Walls: gluing, two-coat dispersion painting on concrete/blinded wall/ plasterboard surface

- Ceiling: coffered or striped suspended ceiling, or two-coat dispersion painting on glulam
- Doors: doors that meet fire safety requirements

3. INTERIOR STRUCTURES AND FINISHING MATERIALS (APARTMENT)

Doors and windows:

- Residential entrance doors: metal-framed, solid, double-panelled, single-leaf, security entrance doors: with optical view finder, 5-point security lock, anti-lifting device. In accordance with the relevant standards
- Apartment interior doors: retrofitted, round-edged inserts, MDF foil panels
- Apartment windows and patio doors: modern insulating plastic window profiles. Thermal insulation glazing. Opening/closing function – at the places as per the design. The façade will be fitted with roller shutters without roller shutter slits

Floor coverings:

- Rooms: 8 mm thick laminate flooring with skirting boards. Between cold and hot tiles with tile changing profile
- Bathrooms and toilets: bonded ceramic tiles
- Kitchens: bonded ceramic tiles
- Balconies, loggias: open-work gres tiles
- Terraces: supergres or concrete slab pavements in basalt aggregate
- Roof terraces and gardens for exclusive use: exterior supergres or concrete slab paving in basalt aggregate. Landscaping of gardens according to a landscaping plan

Wall coverings:

- Walls: two-coat dispersion painting, white colour
- Ceilings: two-coat dispersion painting, white colour
- Kitchens: no cold wall tiling
- Bathrooms: ceramic tiles, overlaid with two coats of dispersion paint in white

4. MACHINERY

Heating-cooling:

- The building complex has central heating and cooling. Heating is provided by district heating and heat pumps, cooling by heat pumps
- Temperature control in the living rooms and bedrooms is provided by surface heating and cooling

- The heating and cooling energy consumption of each apartment is measured by individual heat meters
- The heating and cooling of the apartments can be individually controlled.
- Electric underfloor heating and electric towel dryers will be installed in the bathrooms of the apartments

Gas supply:

- There is no gas supply in the building, so gas is not provided in the apartments

Hot and cold water supply:

- Hot/cold water use is measured by individual meters per apartment.
- Hot water is produced centrally by district heating

Sanitary ware:

- Sinks and hand basins: white porcelain
- Bath: white acrylic bath (as designed)
- Shower: built-in shower, depending on the type of dwelling, in different sizes depending on the conditions, with shower cubicle
- Toilet: white, cantilever (wall-mounted) bowl, flush tank installed behind the toilet, with push-plate actuator
- Faucets: single lever with chrome plated mixer valve. Flexible shower hose and wall-mounted shower head. Washing machine socket in bathroom or designed room, dishwasher socket in kitchen

Ventilation:

- Bathroom, toilet: exhaust air is led directly to the roof through the common collection duct, with individual exhaust fans per apartment, sometimes with central fan backup
- Kitchen: extraction via a common collection duct connected to the extractor hood, with a maximum air flow of 300 m³/h, and additional central auxiliary extraction provided by the owner

5. ELECTRICAL SYSTEM (APARTMENT, SHOP)

Electric power supply:

- The electricity supply is provided by a feeder line installed by the ELMŰ Hálózati Kft. (or the actual electricity supplier)
- Each apartment/business has its own electricity meter.
- The circuit breakers within the apartments will be located in the hallways.
- All apartments/businesses are powered by 3x20 A.

Apartment distributors:

- They are available in several configurations with the same size, flush-mounted, 36-module three-row distributor
- Space left free in the hubs for further expansion
- Circuit breakers will also be installed in the distribution boards

Purchase and installation of high voltage equipment (tools, lamps, after taking possession of the property):

Rooms:

- several sockets (outlets) are provided for connecting electrical appliances in the living areas
- ceiling light fixtures in all living rooms

Kitchens:

- generally 1 double, occasionally 2 double sockets above worktop height
- a connector for the radiator
- a connection for the dishwasher
- A junction box is provided for the subsequent connection of the oven and hob by the customer.
- For the extractor: a box-ended outlet.
- Ceiling light outlets will be provided.

Bathrooms:

- 2 sockets, one for washing machine, one for other use, connection for mirror light; ceiling light with switch for ceiling light, which also operates the extractor hood
- 1 connection for towel dryers for radiators

Terrace/terrace:

- exterior wall or ceiling mounted luminaires with switch mounted inside the apartment, min. 1 outdoor socket (socket outlet)

Car charger preparation:

- Preparations will be made for the possibility of a future car charging connection (for certain parking spaces): 1x16A or 3x16A (in certain locations)

Low voltage electrical system:

- Magyar Telekom Nyrt.'s low voltage system will be installed for TV, telephone and internet services.
- TV, telephone and internet connection in living rooms and bedrooms.
- Access to the staircase is provided by a video intercom system, with push buttons at the apartment doors.
- Alarm system preparation (protective piping) will be installed in the apartments with the technical content as planned

Smart home scheme:

- A smart home system will be installed to control lighting and shutters

6. KITCHEN FURNITURE AND APPLIANCES

Kitchen furniture and appliances are not included.

7. STORAGE

It is designed with a key-locking steel door, resin or chipboard floor covering. Fittings running under the ceiling may locally reduce the ceiling height.

8. BUSINESS PREMISES

They will be developed to a state of structural readiness. Fittings running under the ceiling may locally reduce the ceiling height.

The seller reserves the right to freely change the technical content by using materials or processes of the same or higher technical standard or to implement it according to the (pre)sales contract.