1 Building Overview

1.1 Location

The residential building is located in Újbuda, District XI of Budapest, in the newly developed neighborhood next to the popular Kopaszi Dam. This area offers a harmonious blend of modern living spaces, green surroundings, and the proximity of the Danube River. The new district lies only 3.5 kilometers from the city center, made even more attractive by its direct riverside location and the tranquility of the Lágymányosi Bay.

1.2 Description of the Building

The building has a total of P + F + G + 8 floors, with the ground floor structure covering the entire block. From this base, two "towers" rise – one at the northeast corner, oriented toward the view, and another at the southwest corner, opening both toward the view and the street opposite the block. The roof gardens include both extensive and intensive green roofs. The building will be equipped with a state-of-the-art hybrid heating and cooling system, combining a geothermal (ground probe) and air-to-water heat pump system on the primary side, and a ceiling-based heating-cooling system in the apartments on the secondary side. This ensures that the building meets the A+ energy rating required by the relevant regulations at the time of issuing the building permit (the energy rating may differ for individual apartments as independent units).

2 Technical contents of the building – general

2.1 Load-Bearing Structural Systems

Foundations: A monolithic reinforced concrete waterproof slab foundation is constructed, supported by piles.

Load-bearing structure: The building is constructed partly using traditional methods with reinforced concrete supporting structures, and partly with prefabricated structural elements.

Facade: The exterior envelope walls typically consist of reinforced concrete shell panels incorporating thermal insulation, with colored and textured surfaces on prefabricated concrete wall panels. Where statically required, reinforced concrete shear walls are built in the interior zones. On the exterior facade, prefabricated reinforced concrete sandwich panels are used, connected rigidly to each other for structural stability.

Slabs: Monolithic reinforced concrete slabs designed to carry 2.0 kN/m² in residential units and 2.5 kN/m² in the garage and associated driveways.

Stair structures: Precast stair flights with either monolithic reinforced concrete or precast landings.

Basement and stairwells: The walls of the basement and ground floor, the surrounding walls of the stairwells, and the structurally necessary shear walls are made of monolithic reinforced concrete. The elevator shafts are also made of reinforced concrete masonry.

2.2 Stairwells and Common Corridors – Architectural Finishes

Flooring: Synthetic resin or ceramic flooring in common areas and corridors, synthetic resin in stairwells, with skirting boards appropriate to the material.

Walls: In common areas, corridors, and stairwells, walls are smoothed and painted with two coats of white dispersion paint.

Ceilings: In stairwells, two coats of white dispersion paint are applied; suspended ceilings are installed in the corridors providing access to apartments.

Mailboxes: Located in the lobby area, designed according to a custom interior design plan.

Electrical network and metering: Main and community electrical distribution panels, along with the electricity meters of the apartments, are located in the electrical switch room, garage area and meter cabinets on each floor. The electrical network in the floor corridors, stairwells and apartments is installed in protective pipes mounted in the walls, floor layers, ceilings and suspended ceilings, using copper or equivalent wiring and recessed fittings. In garages, storage rooms, and mechanical spaces, the electrical installation is surface-mounted.

Lighting: Lighting in common areas is provided by luminaires with the required protection level, controlled by motion sensors. At entrances, outdoor lighting is operated via twilight switches.

2.3 Underground garage – technical specifications

Floor: A structurally designed monolithic reinforced concrete slab is used, or on the lowest level, a reinforced concrete waterproof foundation slab with load-bearing structure. The floor surface is typically coated with resin flooring.

Parking spaces: Parking bays are demarcated with painted markings, and in certain areas physical separation (walls, pillars, etc.) may also be applied, depending on the architectural design. Above and around the marked parking spaces, mechanical and electrical conduits, fittings, or equipment may be located, which do not hinder the intended use. Minimum clear height: 2.10 m in driveways, 1.90 m at parking spaces.

Walls: Raw reinforced concrete structures and masonry structures, depending on the type of masonry, are finished with thin plastering/smoothing and white paint where required.

Ceiling: Mechanical ducts are installed in the ceiling, and where necessary, the building structure is thermally insulated, extending onto vertical structures in some places, which does not extend below a minimum clear height of 1.9 metres, meeting thermal performance requirements, without painting.

Garage door: The garage gate is a motorized sectional door, operated by remote control.

Stairwell doors: Doors between the garage and stairwells are fire-rated steel doors in compliance with applicable regulations.

Heat and smoke extraction: A standard-compliant heat and smoke extraction system is installed according to relevant fire safety regulations.

Safety ventilation: A CO extraction system is installed for the safe removal of exhaust gases, in compliance with relevant standards.

Lighting: Ceiling-mounted light fixtures are installed in the required number and luminous capacity, equipped with motion sensors.

Heating: No independent heating or maintenance heating is installed in the garage areas.

Mechanical piping: The building's mechanical and electrical trunk lines are suspended from the ceiling of the garage areas, equipped with auxiliary heating in areas prone to freezing.

Electric vehicle charging: A limited number of designated parking bays can be purchased for exclusive use at extra cost, equipped with electric vehicle chargers and energy management systems. Maximum power: 1×32 A, 7.36 kW, regulated by the energy management system according to available capacity.

Gas-powered vehicles: For fire protection and safety reasons, the underground garage cannot be used by gas-powered vehicles.

2.4 Storage rooms – technical specifications

Floor: Floor surfaces are resin-coated, suitable for cleaning.

Ceiling: Either untreated thermal insulation panels, based on thermal engineering calculations, or raw reinforced concrete surface, with visible mechanical conduits, electric trays and protective pipes.

Ceiling height: Minimum clear height is 1.9 metres. Mechanical or electrical cables and fittings not directly serving the specific storage unit may also be routed through the area above the clear height.

Walls: Made of reinforced concrete or masonry, with white-painted surfaces.

Doors: Each storage room is lockable, equipped with padlocked doors or interior-type doors.

Ventilation: Adequate ventilation of the storage room is ensured by mechanical ventilation combined with ventilation grilles integrated into the door, or by a 1.5 cm high ventilation gap under the door panel.

Power supply: There is no power supply option, no individual electrical outlets are installed, and they cannot be requested even at an additional cost. Lighting is powered from the shared building network.

Lighting: Storage rooms have motion-sensor-controlled lighting, installed surface-mounted.

2.5 Waste storage room

The waste storage rooms have floors finished with resin coating or cold flooring, suitable for cleaning. It is equipped with washable wall coverings along vertical structures, with plastered and smoothed walls above, finished with dispersion wall paint. Between the waste storage and connecting rooms, fire-rated steel doors are installed according to applicable regulations. Rooms suitable for waste storage are equipped with mechanical air extraction, cold and hot water outlets, and floor drains. Lighting in waste storage rooms is motion-sensor-controlled.

2.6 Bicycle storage

Dedicated bicycle storage rooms are located on the ground floor and -1 basement level, or within designated areas of the garage, with a flooring made of natural smoothed concrete, synthetic resin, or ceramic, suitable for cleaning. Lighting in all bicycle rooms is motion-sensor-controlled.

2.7 Green areas

The green areas are designed in coordination with the development phases and building locations. At ground level, lawns and ornamental shrubs are planted, bordered by paving stones and equipped with an automatic irrigation system. On the first floor, an intensive green area has been designed, also equipped with an irrigation system.

2.8 Elevators

Each stairwell is equipped with a group of modern, low-noise passenger elevators, consisting of one smaller and one larger cabin.

2.9 Roof structure

The buildings feature flat roofs with PVC, rubber, or bituminous membrane waterproofing and thermal insulation, on which green roofs, gravel or paved surfaces are created in accordance with the architectural design.

2.10 Doors and windows

Ground floor: The lobby areas on the ground floor are fitted with custom-made, thermally broken aluminum-glass portal structures. Access is controlled by proxy card and a code, as well as via intercom from the apartments.

Upper floor doors and windows: Made from modern plastic profile systems with triple-glazed, thermally insulated glass and excellent airtightness, including one integrated trickle vent per room.

Interior doors: All internal doors within common areas meet aesthetic and technical standards, installed according to the architectural design.

3 Technical specifications of the apartment

For the interior finishes of the apartments (coverings, bathtubs, showers, sanitary ware, faucets and interior doors) buyers may, in addition to the Standard selection, choose different equipment categories until the selection deadline specified in the apartment purchase agreement, provided that the date of the purchase agreement does not exceed the product selection deadline.

3.1 Ceiling height

Typical clear height in living rooms is approx. 2.80 metres, except in areas with suspended ceilings. Connections for the ceiling heating system are exposed at a single point (on the ceiling of the entrance hall and, where necessary, the adjacent wardrobe), with the distribution manifold mounted on the ceiling next to these points. To conceal mechanical elements, monolithic gypsum board suspended ceilings are installed in these locations, and therefore the usable clear height in these rooms is approx. 2.50 metres. Maintenance access panels are provided in the suspended ceiling in white colour for the maintenance of the mechanical elements.

3.2 Wall structures, wall surfaces

Apartment separating walls: Between apartments separating walls are 25 or 30 cm thick sound-insulating high-strength sand-lime brick (e.g., Silka or equivalent) or reinforced concrete walls. Between apartments and corridors the same products are used in 20 or 25 cm thickness, or reinforced concrete walls of 20, 25 or 30 cm thickness.

Internal partition walls: Within the apartments the internal partitions are constructed from 10 and 12.5 cm gypsumboard walls on 50 mm galvanized steel studs, with double 2×12.5 mm gypsumboard lining each side and mineral-wool sound insulation filling over the full section. For wet room partition walls, 50 or 75 mm galvanized steel studs with impregnated moisture-resistant gypsumboard external layers are used, with waterproofing where required, ceramic tile finishing, and 5 cm thick mineral-wool sound insulation filling.

Facing and service walls: Made with the same structural design as apartment separating walls, in the thickness and height required by the architectural design and with materials suited to their function.

Wall finishing in non-wet rooms: Depending on the type, internal walls are thin plastered/smoothed where necessary and painted with white dispersion paint; colour options are not available. The internal side of the facade walls facing the apartments are smoothed or plastered and finished with white dispersion paint.

Bathrooms, toilets: Wet rooms are covered with first-class tiles up to the lintel level above the door (the exact height of the covering depends on the type of covering selected). All positive corners and vertical tile edges are sealed with protective edge trims. The surface above the covering is smoothed and painted with two coats.

3.3 Floor coverings

Subfloors within apartments: On reinforced concrete structural slabs, floating screed systems with acoustic (impact) sound insulation (floating screed) are provided to ensure impact sound reduction.

Living rooms, wardrobe, entrance hall: First-class laminated flooring with water-repellent protective surface is provided, selectable from the seller's collection, with transition profiles where necessary, in a color of choice, laid with expansion joints where noted on the plans (e.g., at LOC). Transition profiles provided where necessary. The laminate parquet is 8 mm thick, with class 32 abrasion rating, laid over foam underlay and vapour barrier and with matching skirting boards.

Bathrooms, toilets: Wet rooms are finished with first-class porcelain (gres) floor tiles. The buyer may choose the floor coverings for the apartment from the developer's selection (e.g., Marazzi, Atlas Concorde).

3.4 Ceilings, suspended ceilings, false beams

Ceilings: Ceilings are delivered as skimmed (without plaster), with a smooth finish, and are painted with white dispersion paint; colour selection is not available.

Suspended ceilings, false beams: Where necessary to conceal mechanical pipes, equipment or fans, suspended ceilings or false beams are installed, which may reduce the clear height in some places. Additional suspended ceilings beyond those included in the design may be requested at extra charge if technically feasible.

3.5 Doors, windows, and shading

Entrance door: Apartment entrance doors are equipped with peepholes overlooking the apartment entrances, multi-point central locks, and have MABISZ certification, 30-minute fire resistance, and appropriate acoustic insulation. They are not available in alternative colors.

Interior doors: Interior doors have square edges, rebated door leaves, hollow core, solid door panels and retrofittable frames. Nominal dimensions: approximately 90/213 cm for living rooms and 75/213 cm for bathrooms, toilets, wardrobes, and storage rooms. Doors are fitted with metal handles and without thresholds, with floor transition profiles and ventilation gaps under the door leaves to support air exchange. Optional glass-paneled versions are available at extra cost.

Exterior doors and windows: Apartment windows and balcony doors are made from modern uPVC profile systems with triple-glazed, thermally insulated glass, providing excellent airtightness and one integrated trickle vent per room.

Shading devices: Facade windows and doors are equipped with roller shutter boxes and shutters, manually operated as standard, with optional motorized control. Shutter guide rails are compatible with mosquito nets. Only pleated mosquito nets can be installed on the windows and doors. Mosquito nets are not included but can be ordered separately by the buyer after handover.

3.7 Balconies and terraces

The balconies are made of monolithic or prefabricated reinforced concrete slabs with thermal break elements (*e.g. Schöck or equivalent*). They are built with drainage slopes, waterproofing membranes, and finished with non-slip, frost-resistant outdoor gres stoneware tiles, laid with flexible frost-resistant adhesive. Terraces of apartments overlooking the inner garden and the roof terraces are finished with paving stones, gres stoneware tiles, or fitted or glued coverings. The underside and front surfaces of balcony slabs are exposed concrete with UV- and weather-resistant surface protection coatings. The balcony/terrace railings and dividers are made of metal, glass, or solid masonry, in accordance with architectural plans.

4 Mechanical systems

4.1 Heating and Water Supply

Heating system: The building's heating and domestic hot water production are provided by a renewable energy system combining geothermal (ground-source) heat pumps and air-to-water heat pumps, operating in coordination. The generated heating water is distributed through a two-pipe system to each apartment, where individual heat meters measure consumption. Each room has independent temperature control, and apartment heating is regulated via thermostats in living areas. Consumption is measured and billed based on submeter readings.

Cooling system: A central cooling energy generation system is also installed in the building, which can be controlled independently for each apartment. The system utilizes the same embedded ceiling pipe network as the heating system, providing ceiling cooling for the apartments as a standard feature. This system offers high comfort without the need for individual indoor or outdoor units, operating quietly and draft-free. Integrated sensors continuously monitor humidity levels and automatically regulate cooling circuits above the dew point to prevent condensation. For optimal performance of the cooling systems, the use of shading devices (e.g., roller shutters) is necessary. Each apartment is equipped with mixing valves, allowing limited adjustment of cooling water temperature within specified ranges for increased comfort. Fan-coil system pre-installation is included; secondary installation can be requested during the buyer customization phase for an additional cost. Consumption is measured and billed based on submeter readings.

Heat emitters: Apartments are equipped with ceiling-mounted heating and cooling panels, ensuring a high level of comfort and eliminating the need for radiators in living spaces.

Wastewater and rainwater drainage: The internal wastewater and rainwater systems are designed as separate networks, which remain separated when connecting to the municipal sewer system via plastic piping.

Utility meters: Consumption of cold water, domestic hot water, heating/cooling energy, and electricity are billed per apartment based on individual metering. Some submeters may be located inside the apartments, behind

uniform metal, gypsum board, or carpentry access panels (non-residential rooms only). All meters can be read from common areas, so no apartment access is required for readings.

4.2 Ventilation

Bathrooms, toilets, and storage rooms: In rooms without natural ventilation air is extracted through individual fans and discharged through vertical ducts to the roof. When using individual rooms – bathrooms, toilets, utility rooms, and storage rooms – the fans are switched on and off via a light switch with a delay. Air supply is provided through approximately 15 mm gaps between the doors and floors of the rooms and, ultimately, via air inlets integrated into windows for the entire apartment.

4.3 Sanitary Fixtures and Fittings

Washbasins: Washbasins and hand wash basins in standard designs are part of the *Laufen* product range, with matching high-quality Grohe faucets.

Hand wash basins: Washbasins and hand wash basins in standard designs are part of the *Laufen* product range, with matching high-quality Grohe faucets.

Bathtubs: For bathtubs, a selection is made from specific items in the *Riho* product range, also paired with a Grohe accessory faucet.

Shower trays: For shower trays, a selection is made from specific items in the *Riho* product range, also paired with a Grohe accessory faucet.

Shower enclosures: No shower enclosure is included in the standard design. A shower enclosure can be selected at an extra cost.

Faucets: High-quality Grohe faucets are installed in the standard design.

Toilets: The toilets are designed with a built-in frame. *Laufen* product range with concealed cisterns and dual-flush plates.

Washing machine connections: All apartments are provided with electrical, water, and sewage connections for washing machines in the bathroom (or other designated area, e.g., utility room).

Dishwasher connections: All apartments are equipped with electrical, water, and sewage connections for dishwashers in the kitchen.

Bathroom accessories: Items such as mirrors, soap holders, etc., are not included in the turnkey design; they may be installed by the buyer after handover.

Heated towel rails: The bathrooms are equipped with heated towel rails, with electric heating cartridges.

5 Electrical systems

5.1 High-Voltage Electrical Network

Meter cabinet: Each apartment's electrical supply is connected to a meter cabinet located on the corresponding floor within common areas.

Meters: Electrical meters are installed in the floor-level cabinets.

Capacity and configuration: Each apartment is equipped with a 1×32 A consumption meter.

5.2 High-Voltage Electrical Fittings

General description: Apartments are fitted with modern, designer-style electrical fittings.

Sockets: *Schneider Sedna* plastic fittings (or equivalent) are used, available in colors specified by the seller. In general, sockets are installed horizontally in rows at 30 cm height from the floor, in some cases in two rows in

the kitchen at 110 cm height above the worktop, and behind the lower kitchen counter as follows: electric connection for the dishwasher at 50 cm, refrigerator and cooktop at 40 cm, oven at 80 cm height. In bathrooms, sockets are mounted at 150 cm height.

Switches: *Schneider Sedna* plastic switches (or equivalent) in colors specified by the seller are generally installed vertically, at 110 cm height.

Cooktop: Electrical outlet in the kitchen in the location specified in the floor plan. Only electric cooktops and ovens may be installed in the apartments.

Number of sockets per room: Living rooms and bedrooms: 5 pcs each, Kitchens: 7 pcs (extractor hood, refrigerator, dishwasher, oven + 3 above countertop), Bathrooms: 3 pcs (washing machine, towel dryer, shaver), Entrance hall/corridor: 1 pc (230 V). For apartments with prefabricated monolithic wall panels, socket modifications or additional outlets can only be made with a facing wall, which is not included in the standard offer.

5.3 Low-Voltage Electrical Network and Fittings

Smart home solutions: Device control requires a personal computer, smartphone, or tablet, and an internet connection. Control from an external location depends on the router's internet availability, which is the buyer's responsibility at all times. Remotely controllable devices can also be controlled manually, independently of the smart home system (thermostat, 1 living room light switch, and 3 smart sockets).

Smart home central unit: Located in the entrance hall, near the apartment entrance door.

Room thermostats: Integrated into the HVAC system, controllable via the smart home interface.

Smart sockets: Each apartment includes 3 programmable sockets that can be remotely switched on/off.

Shading system: Manual operation is provided as standard; motorized shutters controllable via smart home system are available as an option.

Lighting: Controlled via local push-button switches. The living room light can also be operated via the smart home system.

TV/Internet: Each living room and bedroom includes 2×RJ45 sockets for TV, and the living room includes an additional RJ45 socket for a computer connection, in accordance with the theoretical furnishing plan.

Intercom system: The building features a digital intercom system with video surveillance, providing recording capability in common areas and entrances. The system includes digital outdoor units with door release function and audio indoor units in each apartment. Access from garage levels to stairwells is provided via controlled entry doors. Main (lobby) entrances can be opened via proxy card or code too.

Fire alarm system: The building is designed in accordance with fire protection classifications and the applicable regulations, featuring smoke compartments, smoke-free vestibules, and smoke detectors in common areas.

Security system (wiring preparation): For ground-floor apartments with terraces facing the inner courtyard, protective piping and cabling for a motion-detector alarm system monitoring the entrance door is installed in all rooms with facade windows, as well as in the entrance doors of the apartments on the upper floors, without the installation of active devices. A mounting box with a color-coated screw-on cover plate is installed to prepare for the location of the control panel (keypad). No motion sensor outlet is prepared for the other rooms with balconies on the upper floors.

Lighting

General description: Electrical wiring is installed according to standards; fixtures, bulbs, and terrace luminaires are provided only where explicitly listed in this specification. All connection points are located as per the electrical plans.

Rooms, corridors, wardrobes: Each room includes one ceiling light outlet.

Bathrooms: One outlet on the ceiling and one above the mirror.

Kitchen: Ceiling outlets as per design, and one wall outlet for counter lighting.

Balconies/Terraces: Each apartment includes one outdoor socket and one ceiling-mounted outdoor luminaire (fixed design, not selectable), operated from an indoor switch. Facade lights are installed according to plans and identical throughout the building (no modifications allowed).

Light fixtures: Light fixtures are not part of the standard equipment; installation is the buyer's responsibility. Only the associated wiring and switches are installed by the developer.

6 Options for modifications and material selection

At the buyer's special request, it is possible to submit modification proposals for their specific apartment, provided that:

- The change does not affect the external appearance of the building or the appearance of common areas.
- It does not result in a lower quality standard, either technically or aesthetically, than the one offered.
- It does not have adverse effects on neighboring apartments or third parties.
- It does not interfere with the construction schedule, technological processes, or violate applicable laws, contracts, or the final building permit conditions.
- It does not involve central building systems and networks (e.g., heating, ventilation, intercom, or drainage systems).
- It does not alter the layout or function of the pre-designed heating and cooling panels, nor does it negatively impact their performance or usability.

In accordance with the above, no modification requests can be accepted for the facade and common elements of the building, or the landscaped garden, as these fall entirely under the Developer's authority.
From this perspective, the following are considered common elements: external doors and windows of apartments, entrance doors and their fittings, balcony/loggia/terrace floor finishes, stairwell and stair finishes, balcony railings, terrace wall colors, electrical and other fittings in stairwells and on balconies (e.g., doorbells), and light fixtures in these areas.

Material Selection Options: The buyer is free to select from the given sample collections for the following materials and alternatives: colour selection for cold flooring and laminate flooring, colour selection for interior doors, colour selection for electrical fittings and types of sanitary fixtures.

Special Orders: Buyers may request non-standard designs, in terms of both quantity and higher quality, subject to individual quotation and additional cost.

The Purchase Price Does Not Include: Decorative tile elements (e.g., mosaic or décor tiles), bathroom accessories (mirrors, soap holders, etc.), light fixtures, curtain rods, and other built-in furniture.

The Seller reserves the right to replace materials, structures, equipment, or technologies specified in this technical description with products or systems of equal or higher quality, in the event of regulatory requirements, procurement difficulties, or other technically justified circumstances.

The Buyer hereby acknowledges receipt of this Technical Description, has reviewed its content, and accepts it as part of the Registration Agreement, Preliminary Sale and Purchase Agreement, and Final Sale and Purchase Agreement concluded between the Parties with respect to the property described herein.

Budapest, ……..

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Seller Buyer(s)