1 BRIEF DESCRIPTION OF THE BUILDING

1.1 Location

The apartment complex is in Újbuda, in the XI district, near the popular green spot of the city, Kopaszi dam, in the urban area that is currently being built, where modern living, greenery and the proximity of the Danube meet. This new district is located only 3.5 km from the city center and made even more attractive as it is located on the bank of the Danube on the tranquil Lágymányosi Bay.

1.2 Building description

The building comprises 8 floors along with the basement and ground floor, with the ground floor covering the entire block, and three towers rising out of the complex, two from NE and SE corners providing excellent views and one SW tower with a view of the street opposite the building as well as the panorama.
The building's rooftop gardens are green roofs of extensive and intensive design.
The building's wraparound balcony band and ledges give it a double layered appearance while articulating the facade with the diversity.
The building will be constructed with a state-of-the-art hybrid heating and cooling mechanical system (combining ground source and air-to-water heat pump systems on the primary side and a ceiling heating and cooling system on the secondary side for the apartments), ensuring that the building will have an A+ energy rating at the time of the issue of the building permit (the energy rating of the individual apartments as separate functional units may differ).

2 TECHNICAL CONTENT OF THE BUILDING - GENERAL

2.1 Load-bearing building structures

Foundation: a monolithic reinforced concrete waterproof slab foundation is made, supported by piles.
Load-bearing structure: the building is constructed partly in traditional style with reinforced load-bearing structures, part of which are prefabricated.
Façade: Exterior partition walls are typically precast reinforced concrete casing panels with color and textured finishes, including thermal insulation. Reinforced concrete bracing walls are constructed in the interior areas where structurally required, and the exterior façade bracing walls are precast reinforced concrete sandwich panel walls with rigid connection to each other.
Coverings: structurally dimensioned monolithic slab 2.0 kN/m^2 for dwellings with a load capacity of 2.5 kN/m^2 for car storage and associated access roads.
Stair structures: prefabricated stair arches with with restsmonolithic reinforced concrete or prefabricated construction.
Basement, staircase: basement walls, staircase enclosing walls and structurally necessary reinforcing walls are made of monolithic reinforced concrete. The elevator shafts are made of reinforced concrete masonry.

2.2 Staircase and corridors, architecture

Flooring: in common areas, corridors, common staircases, resin, with skirting boards of appropriate material.
Walls: in common areas, corridors, staircases, 2 coats of white dispersion paint on a glazed surface.

Ceilings: 2 coats of white dispersion paint, the staircases and corridors leading to the apartments have a false ceiling.
Mailboxes: will be located in the space according to a custom interior design.
Electricity network, metering: the electricity meters of the building, community distribution boards and apartments are located in the electrical switch room and in meter cabinets per floor. The electrical network within the corridors, stairwells and apartments is provided by copper or equivalent conductors and fittings in wall, floor, ceiling and suspended ceiling conduits. The car deck, storage and mechanical spaces are fitted outside the wall.
Lighting: lighting in the communal areas will be provided by motion sensor-controlled luminaires with the required level of protection. At the entrances, dusk-to-dawn lighting will be provided.

2.3 Technical content of the garage

Floors: structurally dimensioned monolithic slab or, at the bottom floor of the building, reinforced concrete waterproof slab base with load bearing structure, typically with resin flooring.
Parking spaces: car parking spaces are separated by painted partitions, which may also be physically separated in some places (walls, pillars, etc.) depending on the architectural design. Above and around painted car parking spaces there may be mechanical and electrical wiring, fittings and equipment which do not interfere with the intended use. The minimum height of the roof is 2,10 m for access roads and 1,90 m for parking spaces.
Walls: for raw reinforced concrete structures and masonry structures, depending on the type of masonry, they are given a thin concrete coat/spackling and white paint in the required places.
Ceiling: the ceiling will be fitted with mechanical extraction structures, the building structure will be insulated where necessary, with a vertical transfer in places, not extending below 1.9 m ceiling height, in accordance with thermal regulations, without painting.
Garage door: the garage door is a sectional motorized garage door with remote control.
Stairwell doors: the doors between the hall garage and the stairwell are made of fire-resistant steel as required by the regulations.
Heat and smoke ventilation: standard heat and smoke ventilation will be installed in accordance with the relevant regulations.
Safety ventilation: a standard CO ventilation system will be installed for the safe extraction of exhaust in accordance with the relevant regulations.
Lighting: ceiling luminaires will be installed in the required number and wattage along with motion detectors.
Heating: independent heating and temperature control will not be installed in the garage areas.
Mechanical wiring: the building's mechanical and electrical backbone wiring is suspended from the ceiling of the garage areas, with heat tracing in areas where there is a risk of frost.
Electric car charging facility: a limited number of carports with electric car chargers and energy management, available for exclusive use in a fixed position for an additional fee. Maximum power 1x32 A, 7.36 kW, regulated by the energy management system according to available capacities.
Gas cars: for reasons of fire safety and security, the indoor garage is not suitable for gas vehicles.

2.4 Technical content of storage facilities

Flooring: flooring is typically a resin suitable for cleaning.
Ceiling: untreated slab insulation, based on thermal design or untreated reinforced concrete surface with exposed mechanical wiring and electrical trays.
Storage ceiling height: the minimum clear height in storage rooms is 1.9 metres, and the room may also have mechanical and electrical wiring, or fittings, not directly affecting the property, routed through the area above the clear height.
Wall: reinforced concrete or masonry structure with white painted surface.
Door: the storage room has a lockable interior door type.
Ventilation: adequate ventilation of the storage area is ensured by mechanical ventilation and a ventilation grille integrated in the door or a 1.5 cm high ventilation strip under the door panel.
Electricity: no electricity is available, no socket is provided, and it may not be requested for extra charge. Lighting is supplied from the common network.
Lighting: the containers are equipped with motion-activated lighting, which are mounted outside the wall.

2.5 Waste storage

The floors of the storage rooms are covered with easy-to-clean resin or cold tiles. Washable wall coverings along vertical structures and above, plastered, spackled wall surfaces with dispersion paint. Fire resistant doors are to be installed between the waste storage area and the connected spaces, as per regulations.
The waste storage areas are equipped with mechanical air extraction, hot and cold-water supply and a floor drainage system. The area has motion-activated lighting

2.6 Bicycle storage

There is also a bicycle storage room, on the ground floor and on level -1 of the building with an easy-to-clean floor made of natural smooth concrete, resin or ceramic. The bicycle storage rooms are to be equipped with motion-activated lighting.

2.7 Green spaces

The development will implement the greenery around it by harmonizing the phases of construction and the building locations. At ground level, there will be grassy areas with shrubbery, irrigation and paving. The first floor is designed as an intensive green area with irrigation. On the 4th and 5th floors, an extensive green roof with a gravel strip in the required places will be installed on the top slab.

2.8 Elevators

The building will be equipped with one silent, modern passenger elevator group per staircase, with one small cabin and one large cabin lift.

2.9 Roof structure

The buildings will be of flat-roofed construction with PVC, rubber or bituminous sheet waterproofing, with thermal insulation, partially covered by green roofs or paved surfaces in accordance with the architectural design.

2.10 Windows and doors

Ground floor: the lobby rooms, located on the ground floor, have custom-made heat-bridge-proof aluminum-glass portal structures. They are opened by proxy card and code as well as from the apartments via intercom.
Upstairs windows and doors: made of modern plastic profile system, with 3 layers of airtight thermal insulation glass and 1 integrated ventilation structure per room.
Internal windows and doors: windows and doors will be installed in all common areas to meet aesthetic and technical requirements

3 TECHNICAL CONTENT OF THE APARTMENTS

Apartment interiors: in regards to tiles, bathtubs, showers, sanitary ware, taps, interior doors, buyers will have the possibility to choose other categories of furnishings apart from the Standard offer until the deadline set in the sales contract of the apartment, provided that the date of the contract of sale does not exceed the deadline for the choice of product (e.g. tiles).

3.1 Internal height

The ceiling height of the apartments is typically ~2.80 metres in living rooms, except in rooms with suspended ceilings. The connections for the ceiling heating system are turned out at one point in the apartment (hallway ceiling and, if necessary, the adjoining wardrobe), with the distribution manifold mounted on the ceiling next to it. The mechanical components in these rooms will be concealed by a monolithic plasterboard false ceiling, so that the useful ceiling height in these rooms is ~2.40 m. For the maintenance of the mechanical components, a revision opening will be made in the false ceiling in white.

3.2 Wall structures and surfaces

Partition walls: the partition walls between the apartments are made of 25 cm sound-absorbing, high-strength lime mortar brick partition walls e.g. Silka brand (or equivalent product) or reinforced concrete walls, with the same product used between apartments and in corridors applied in 20 or 25 cm versions or 20 or 25 cm reinforced wall structures
Internal partition walls: inside the apartment 10 and 12.5 cm plasterboard walls, on 50 mm galvanized steel frames, with 2x12.5 mm plasterboard on both sides with mineral fiber soundproofing infill throughout. in the case of wet room partition walls, the 50 or 75 mm galvanized steel frame will be covered with an external layer of 2x12.5 mm impregnated plasterboard including a layer of concrete insulation, tile covering, 5 cm mineral fiber sound-proof infill where required by regulation.
Facade and partition walls: made with the same structural structure as the partition walls of the apartment, in thickness and height according to the architectural design, using materials appropriate for the function.
Wall finishings in non-wet rooms: depending on the type, the interior walls of the apartments are coated with a thin layer of plaster/sanding or white dispersion paint in the required places, but do not include a color finish. The internal face of the façade walls facing the dwellings will be spackled, plastered or painted with white dispersion paint.
Bathroom, toilet: The bathrooms will be fully tiled up to the height above the door eyebrow using Class I materials (Exact tile height depends on the tile type chosen individually). All positive corners and vertical tile edges will be sealed with edge protection. Above the tiling, the wall is finished with spackle and two layers of paint.

Kitchen: in the planned areas of the kitchens ceramic tiles in 60 cm width are used between the upper and lower elements of the furnishings.

3.3 Floor base

Floor base in the apartments: an acoustic (step sound insulation) separating layer (so-called floating subfloor) is applied on reinforced concrete structural slabs to provide step sound insulation.
Living room, wardrobe, hallway, kitchen: laminate flooring with Class I water-repellent coating protection, selected from the collection provided by the seller, with tiling strips in the required places, in optional colors, dilated in the position indicated on the plan (e.g. LOC) laminate flooring of 8 mm thickness, wear resistance and wear class 32, laid on a layer of foam underlay and vapor barrier foil with a layer of underlay with a manufacturer's skirting board.
Bathroom, toilet: The bathrooms are covered with class I gres (glazed stoneware) tiles. The tiling of the apartment can be chosen from the collection provided by the Seller (e.g. Marazzi, Atlas Concorde).

3.4 Ceilings, suspended ceilings, false beams

Ceilings: ceilings are finished with a plasterless, spackled or white dispersion paint finish, Buyers cannot choose the color.

Suspended ceilings, false beams: concealment of mechanical pipes and equipment and ventilators is achieved by the construction of suspended ceilings or false beams where necessary, which in some places results in a reduction in ceiling height. Where technically feasible, a false ceiling may be installed at an additional charge, if not planned as required.

3.5 Shutters, blinds

Entrance door: entrance doors will be installed in non-optional colors with optics overlooking the apartment entrances, with multi-point central locking, MABISZ certified and 30 -minute fire protection, and appropriate acoustic sizing.
Internal doors: Internal doors are corner-edged, with a full, moulded, tubular full door leaf, with a retrofittable case, ~90/213 cm for living rooms, ~75/213 cm for bathrooms, toilets, wardrobes, pantries. Knobs are metal. Optionally available in several glazed versions. Without threshold, change of profile under the door leaf, with an air gap under the door leaf to support air exchange.
External windows and doors: the windows and balcony doors of the apartments are made of modern plastic profiles, with 3 layers of thermal insulation glazing, excellent air tightness, 1 integrated ventilation vent per room.
Shutters: the façade windows are equipped with roller shutters, with motorized movement as standard, with a guide rail for mosquito nets next to the casing. Only plissé mosquito nets can be fitted to the doors and windows. No mosquito nets are installed, the customer can order them afterwards at their own discretion.

3.6 Kitchen and fitted furniture

Kitchen furniture will not be provided, but the mechanical and electrical outlets detailed in other sections will be installed.

3.7 Balcony and terrace

Balcony slabs, prefabricated or monolithic reinforced concrete structures with Schöck or equivalent thermal bridge breakers, sloped, insulated against rainwater, with non-slip, frost-resistant exterior gres slabs, bonded with flexible frost-resistant adhesive, terraces of apartments opening onto the internal garden, with paving stones, gres (glazed stone), fitted or bonded cladding. The lower and front surfaces of the structures are coated with UV and weather-resistant surface protection in fair-faced concrete quality. Balcony/terrace railings and partitions are made of locked, glazed or solid masonry, according to the architectural plans.

4 MACHINERY

4.1 Heating, water supply

Heating system: the building is heated and hot water is produced by geothermal heat pumps and a renewable energy system based on the coordinated operation of an air-to-water heat pump. The heating water produced is to a two-pipe system distributed to the apartments where individual heat meters measure the consumption of each apartment. The heating of the apartments can be controlled by thermostats in the living rooms. Consumption is shared based on the consumption measured by sub-meters individually.

Cooling system: the building also has central cooling energy production, which can be controlled independently per apartment. The complete heating system is provided centrally by the building's central heating system, which is individually controlled. The high comfort system has no individual indoor and outdoor equipment meaning it is completely draught and noise free. The system includes integrated sensors continuously monitor the humidity and, above the so-called dew point, automatically adjust the cooling circuit to avoid condensation. The proper functioning of the cooling systems requires the use of shading devices (e.g. roller blinds). Mixing valves are installed in each apartment to vary the cooling water temperature within a specified range to ensure a higher level of comfort. Fan-coil preparation will be installed in the building, the installation of which on the secondary side can be requested during the Buyer's Management for an additional charge. The consumption will be shared on the basis of the consumption measured by sub-meters.
Radiators: the apartments will have a high comfort ceiling heating and cooling system, so radiators will not take up space in the living rooms.

Sewage: the sewage and stormwater networks inside the building will be separate and will be separated from the public sewer system through plastic pipes, even when leaving the building.

Consumption meters: the consumption of cold water, hot water, heating/cooling energy and electricity is metered separately for each apartment. Some sub-meters are located inside the apartment with a revision door of uniform color and design throughout the building, in metal, plasterboard or wood - not in the living area - but sub-meters are read from a common area, with no access to the apartment required to read the meters.

4.2 Ventilation

Bathrooms, toilets, pantries: in rooms without natural ventilation, air is extracted through individual fans, exhausted to the roof through a collector. When each room is in use - bathrooms, toilets, utility rooms and pantries - they are switched on with a delay and switched off with a delay controlled by a light switch. The air is supplied through ~15 mm gaps between the room doors and the floor, and ultimately through air inlets in the windows of the apartment as a whole.
Kitchen hoods: a ducting system consisting of duct elements with non-return valves will be provided for kitchen hoods. The air exhausted from the kitchen will be collected in a side duct system in a duct outside the kitchen, which will discharge the exhausted air above the roof plane.

4.3 Sanitary fittings and fixtures

Washbasins: sinks and handwashers in standard design include products of the Laufen range with matching high-quality Grohe taps.
Handwashers: sinks and handwashers of standard design are from the Laufen range with matching high-quality Grohe taps.
Bathtub: The bathtub is a choice of specific elements from the Riho range paired with a Grohe tap.
Shower tray: The shower tray is a choice of specific elements from the Riho range, also paired with a Grohe complementary tap.
Shower cabin: Standard design does not include a shower cabin, it is possible to have one installed for an extra charge.
Faucets: High quality Grohe faucets are installed as standard.
Toilet: toilets are cantilevered, with a built-in frame. Laufen range with in-wall tank and two-stage pressure plate.
Washing machine connection: in the bathroom (or other rooms indicated on the plan, e.g. domestic) of each apartment, a connection for washing machine electricity, water and wastewater will be provided.

Dishwasher connection: in the kitchen of each apartment there will be an electrical, water and waste water connection for the dishwasher.
Toiletries: toiletries are not included in the turnkey construction, it can be purchased and installed by the Buyer after taking possession.
Bathroom radiator: bathrooms have electric towel dryer radiators with heating cartridges.

5 ELECTRICAL SYSTEMS

5.1 High current electrical network

Meter cupboard: for the supply of energy to the apartments, the meter cupboard will be installed on the apartment level in a common area.
Meters: meters will be installed in the meter cabinets in the floor.
Power, installation: the apartments are equipped with 1*32A meters.

5.2 High current electrical fittings

General description: the apartments are fitted with modern, well-designed electrical equipment
Plug sockets: plastic fittings Schneider Sedna in optional colors specified by Seller or equivalent, generally horizontally aligned at a height of 30 cm, in the kitchen above the kitchen counter at a height of 110 cm and behind the lower kitchen counter at a height of 50 cm for the dishwasher, 40 cm for the electric connection of the fridge and stove, 80 cm for the oven connection, as listed below. Bathroom: 150 cm high.
Switches: Schneider Sedna plastic fittings in optional colors provided by Seller, or equivalent, generally vertically aligned at a height of 110 cm.
Stove: Electric cooker hob in the kitchen located according to floor plan, only electric stoves and ovens can be installed.
Number of sockets: 5 in each bedroom and living room 7 in the kitchen (extractor hood, fridge, dishwasher, oven + 3 above the kitchen counter), 3 in the bathrooms (washing machine, towel dryer, shaver), 1 pc 230 V socket the hallway or corridor. The prefabricated monolithic wall panel structure can only be modified to require additional plugs, only by using a front wall, which is not part of the standard offer.

5.3 Low current electrical network and fittings

Smart home solutions: devices require a personal computer or smartphone or tablet and an internet connection to be controlled remotely. To control the devices from an external location, an internet connection to the router is required, which is always the responsibility of the Buyer. remotely. Devices that can be controlled in a conventional way, i.e. locally, independently of the smart home system (apartment thermostat, 1 daylight switch, 3 sockets).
Smart home central unit: device placed in the hallway near the front door.
Residential thermostats: of the mechanical system, which can also be controlled via the smart home system.
Smart sockets: 3 per apartment, programmable, can be switched on and off by remote control.
Shading: the shading is manually movable as standard. The motorized roller shutter can be optionally requested to be operated from a smart home system.
Lighting: operated by a local pushbutton switch. Daylighting based on local pushbutton switch or smart home application digitally.
TV/Internet: 2x1 RJ45 sockets for TV in each living room and living room, and one for computer connections in the living room, taking into account the furniture layout.
Intercom: A video camera security system which allows for digital recording will be installed at the building entrance and in certain common areas. The intercom system will be implemented with outdoor units with digital door opening functions and audio system internal units in the apartments.
Fire alarm: According to the building's fire safety classification as well as the relevant legislation, the fire alarm system is implemented with smoke compartments, smoke-free lobbies, smoke detectors in common areas.

Asset protection: On floors 1 and 5, in the apartments with terraces opening onto the internal garden, all rooms with front windows and entrance doors, as well as in the all apartments not on the ground floor, the protective piping and wiring of the motion sensor alarm system monitoring the entrance door will be installed, without the installation of active devices. To prepare the location of the power unit, a fitting box with a color painted screw box lid will be installed. No motion detector outlet preparation will be made for other upstairs balcony rooms.

5.4 Lighting

General description: standard wiring with outlets, socket, light source and terrace luminaire only in the cases specifically listed in the technical specifications. The placement of outlets is according to the electrical plan.

Room, hallway, wardrobe: 1-1 ceiling light per room is provided.

Bathroom: One light fitting is provided on the ceiling and the wall above the washbasin

Kitchen: ceiling outlets according to splan and side wall outlets for counter lighting.

Balcony: on terraces/balconies/loggias, 1 socket per apartment, with ceiling light source (not optional), with indoor switch. Façade luminaires will be positioned as planned, all with the same finish (no alterations).

Lighting fixtures: lighting fixtures are not part of the standard equipment of the apartments, they are provided by the Buyers (the wiring and switches are provided).

6 REQUESTING CHANGES TO THE APARTMENT

At the request of the specific buyers, they have the possibility to implement changes to their apartment under the following conditions:

- it does not affect the external appearance of the building or the appearance of the common areas,
- it does not result in a lower standard of quality in terms of technical characteristics and appearance than that offered, - there are no adverse consequences for neighbors or third parties
- it does not affect the technical schedule, the technological processes or conflict with the relevant legislation, contracts and the requirements of the valid building permit;
- it does not affect the building's central installations and networks (e.g. heating system, extractor, intercom system, drainage system, etc.).
- it does not affect the allocation of pre-dimensioned cooling and heating panels and does not negatively affect their operation and/or use.

As stated above, the design of the façade and common parts of the building and the garden are entirely the responsibility of the Developer and we cannot accept any change requests. In this respect, the common parts include the external windows, entrance doors and fittings, balcony/loggia/terrace cladding, staircase and stairway cladding, balcony railings, terrace wall colors, electrical and other fittings (e.g. doorbells) in the staircase and balconies, and light fittings.

Choice of materials: the Buyer is free to choose from the given sample collections the following materials and alternatives: color options for cold tiles and laminate flooring, color options for interior doors, color options for kitchen furniture, color options for electrical fittings and types of sanitary ware.

Special orders: customers can request a different design from the standard design, both in quantity and in higher quality, for an individual quotation and extra charge.

The purchase price does not include: decorative elements of the tiles (mosaic and decorative tiles, etc.), bathroom fittings (mirrors, soap dish, etc.), light fixtures, cornices, other built-in furniture.

The Seller reserves the right to substitute materials, structures, equipment given in the specification with products or technologies of at least the same technical standard as those specified above in cases of regulatory requirements, procurement difficulties or other technically justified cases.

The Buyer has received this specification from the Seller, has read and understood its contents and accepts it in accordance with the provisions of the Registration Agreement, the Pre-Sale Contract and the Final Sale Contract between the parties on the subject of the property specified in the present document.

Budapest,

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Seller Buyer(s)