BUDAPART

TECHNICAL DESCRIPTION

BudaPart residental building „K"

1 SHORT DESCRIPTION OF THE BUILDING

1.1 Location

The residential building is located in Újbuda, in the XI district, in the neighbourhood of the popular Kopaszi dam, in a new urban district, where modern living space, green environment and the proximity of the Duna are in harmony. The new district is located only 3.5 km from the city centre, made even more attractive by the proximity of the Duna and the calm of Lágymányosi Bay.

1.2 Description of the building

The building is P+F+8 floors high, the ground floor covers the entire block, from which the three "towers" rise up on the NE and SE corners, oriented towards the view, and on the SW corner, where there are views both towards the view and the street opposite the block. The building's roof gardens are green roofs of extensive or intensive design. The building's surrounding balcony rail and parapet give it a "two-tiered" appearance, while also providing appropriate division through alternation. The building will use a highly modern hybrid heating and cooling mechanical system (a combination of ground source and air-to-water heat pump on the primary side and a ceiling heating and cooling system for the apartments on the secondary side), thereby ensuring the AA+ energy classification according to the relevant regulations at the time of issuing the building permit for the building (the energy rating of the individual apartments as stand-alone units may differ).

2 TECHNICAL CONTENT OF THE BUILDING - GENERAL

2.1 Supporting building structures

Foundation: a monolithic reinforced concrete watertight slab foundation is made, supported by piles.

Load-bearing structure: the building will be constructed partly in the conventional way, with reinforced concrete support structure and partly with precast structures.

Façade: The external partition walls will primarily be precast reinforced concrete bark slabs with thermal insulation, precast reinforced concrete wall panels with coloured and textured finishes. Reinforced concrete bracing walls are constructed in the interior areas where structurally required, and the exterior façade bracing walls are precast reinforced concrete composite walls with rigid connection to each other.

Slabs: structurally dimensioned monolithic slab with a load capacity of 2.0 kN/m2 for dwellings and 2.5 kN/m2 for car storage and associated access roads.

Stair constructions: Prefabricated stair arches with monolithic reinforced concrete structure rests.

Basements, staircases: 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, staircases, resin, or porcelain stoneware tiling is used, with a matching plinth design.

Walls, Ceiling: 2 coats of white dispersion paint on a glazed surface in the staircase and a false ceiling in the corridors leading to the apartments.

Mailboxes: to be installed in the lobby space according to a custom interior design.

Electricity network, metering: Electricity meters for the building, communal distribution boards and apartments will be installed in the electrical switch room and in meter cabinets per floor. The electrical network within the corridors, stairwells and apartments will be provided by copper or equivalent conductors and fittings in wall, floor, ceiling, and suspended ceiling conduits. In the car floor and in mechanical rooms, the installation is made outside the wall.

Lighting: Lighting in the communal areas will be provided by motion sensor-controlled luminaires with the required degree of protection. At entrances, dusk-to-dawn lighting will be provided.

2.3 Technical content of the garage

Floors: structurally dimensioned monolithic slab or, at the lowest level of the building, reinforced concrete watertight slab base with load-bearing structure, with a floor typically covered with a resin coating system suitable for cleaning, with a plinth of its own material.

Car parking: car parking areas are separated by painted surfaces, with the possibility of physical separation (walls, pillars, etc.) depending on the architectural design. Above and around painted car parking areas 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: Raw reinforced concrete structures and masonry structures shall be provided with thin concrete rendering/smoothing and white painting where required, depending on the type of masonry.

Ceilings: mechanical drains will be installed in the ceilings, the building structure will be insulated where necessary, with or without painting in some places, and will be transferred to a vertical structure not extending below 1,9 m ceiling height, in accordance with thermal regulations.

Garage door: The garage door is a sectional motorized garage door with remote control.

Staircase doors: The doors between the hall garage and the staircase are fire-resistant steel doors, in accordance with 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 in accordance with the relevant regulations to ensure safe exhaust ventilation.

Lighting: Ceiling luminaires will be installed in the required number of luminaires, with the required luminous intensity and motion detection.

Heating: No independent heating or temperature control will be installed in the garage areas.

Mechanical wiring: The building's mechanical and electrical backbone wiring will be suspended from the ceiling of the garage areas.

Electric car, charging facilities: a limited number of car parking spaces with lockable electric power points and main metering, available for exclusive use in a fixed position for an additional charge. Power 1x16 A.

Gas cars: for fire safety and security reasons, the garage is not available for gas vehicles.

2.4 Technical content of storage facilities

Flooring: Flooring is typically suitable for cleaning with smooth concrete, resin, or other surface finishes.

Ceiling: unfinished block insulation, thermally engineered or untreated reinforced concrete surface with exposed mechanical wiring and electrical trays.

Storage ceiling height: The minimum clear ceiling height in storage rooms is 1,9 m, and the room may have mechanical and electrical wiring, possibly fittings, not directly affecting this property, routed through the area above the clear ceiling height.

Wall: Reinforced concrete or brickwork structure, with thin concrete and/or rendering as appropriate to the masonry, with a white painted finish. On reinforced concrete surfaces, only painting will be applied.

Door: The storage room is lockable, with a lockwork, woodwork model door.

Ventilation: the storage room is ventilated properly by means of mechanical ventilation and steel ventilation grille integrated into the door or by a ventilation strip 1,5 cm high under the door leaf.

Power supply. The lighting is supplied from a common mains supply.

Lighting: motion-activated lighting in the storage areas is provided by outside-wall mounting.

2.5 Waste storage

The floors of the waste storage rooms are covered with resin or cold tiles suitable for cleaning. Wall cladding along vertical structures with washable wall covering, with dispersion wall painting on plastered, spackled wall surfaces. Fire-resistant steel doors will be fitted between the waste storage and the connected rooms, in accordance with the regulations. The waste storage areas will be equipped with mechanical air extraction and water supply. The waste storage rooms will have motion-activated lighting.

2.6 Bicycle storage

There is a bicycle storage room on the ground floor and on level -1 of the building, the floor of which is covered with a glazed stoneware tile or resin floor suitable for cleaning. The bicycle storage rooms are equipped with motion-activated lighting.

2.7 Green areas

The development will shape its green spaces by coordinating the construction phases and location of buildings. At ground level, there will be grassy areas with shrubs, irrigation, and paving. The first floor is designed as an intensive green area with irrigation. On the 4th and 7th floors and on the end floors of the east and west blocks, an extensive green roof will be installed, with gravel strip in the necessary areas.

2.8 Elevators

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

2.9 Roofing

The buildings will be constructed with flat roofs with PVC, rubber, or bituminous sheet waterproofing, with thermal insulation, partially covered with green roofs or covered surfaces according to the architectural design.

2.10 Windows and doors

Ground floor: the Lobby rooms, located on the ground floor, have custom-made heat bridge proof aluminium-glass portal structures, opened by proxy card or code and from the apartments using an intercom.

Upstairs doors and windows: made of modern plastic profile system with 3 layers of thermal insulation glazing, excellent air tightness, 1 integrated vent per room.

Inner doors and windows: aesthetic and technical doors and windows will be installed in all common areas.

3 TECHNICAL CONTENT OF THE APARTMENTS

The interior design of the apartments - tiles, bathtubs, showers, sanitary ware, taps, interior doors - is no longer optional for buyers, as the apartments will be built according to the standard design.

3.1 Interior height

The ceiling height of apartments in living rooms is typically ~2.80 meter, except in rooms with suspended ceilings. The ceiling heating system connections are turned out at one point in the apartment (the ceiling of the hallway and the attached wardrobe), with the distribution manifold mounted on the ceiling next to it. The mechanical components in these rooms will be covered by a monolithic plasterboard suspended ceiling, so that the useful ceiling height in these rooms is ~2.50 m. For the maintenance of the mechanical components, a maintenance opening will be made in the false ceiling in white.

3.2 Wall structures, wall surfaces

Apartment partition walls: the partition walls between the apartments are made of 25 cm sound absorbing, high strength limestone sand-lime brick partition walls e.g. Silka or equivalent. between the apartments and the corridors with the same product in 20 cm or 30 cm reinforced concrete wall construction. For the connections between the lift shaft and the living room, a plasterboard pre-wall with 5 cm mineral fibre insulation and standard sound insulation will be installed, with careful design/construction, acoustically separated from the lift shaft.

Internal partition walls: inside the apartment, 10 and 12.5 cm plasterboard walls on 50 mm galvanized steel frames, 2x12.5 mm plasterboard on both sides, with mineral fibre soundproofing infill throughout. For external partition walls, 50 and 75 mm galvanized steel frames with 2x12.5 mm external layer, impregnated plasterboard cladding, with waterproofing in the specified places, tiled cladding, 5 cm thick mineral fibre infill.

Parapet walls and partition walls: made with the same structural structure as the partition walls of the dwellings, in thickness and height according to the architectural design, using materials appropriate to the function.

Finishing of walls in non-wet areas: depending on the type, the internal walls of the apartments will be finished with a thin coat of plaster/sanding or white dispersion paint in the required areas, depending on the type, and

no colour finish will be available. The internal face of the façade walls facing the dwellings will be rendered or plastered with white dispersive paint.

Bathrooms, toilets: wet rooms will be finished with a full tile up to the height above the door eyebrow, in Class I. All positive corner and vertical tile edges will be sealed with edge protection. Above tile with spackle, 2 coats of painted finish.

Kitchen: in kitchens, ceramic tiling is used between the upper and lower elements of the kitchen furniture in a width of 60 cm.

3.3 Flooring

Floor soffits in apartments: on reinforced concrete structural slabs, an acoustic (footfall sound insulation) separation layer (so-called floating subfloor) is used to provide footfall sound insulation.

Living room, wardrobe, hallway, kitchen: laminate flooring with Class I water-repellent coating protection, in the required places with tiling strips, dilated in the position indicated on the plan (e.g.: "Acoustic flooring"). Laminate flooring of 8 mm thickness, wear resistance and wear class 32, laid on a layer of foam underlay and vapour barrier foil with a layer of underlay with a manufacturer's skirting board.

Bathrooms, WC: The bathrooms are covered with class I gres tiles.

3.4 Ceilings, false ceilings, false beams

Ceilings: ceilings are finished without plaster, with a glazed surface or white dispersion paint, no colour choice.

Suspended ceilings, false ceiling beams: The concealment of mechanical ducts and equipment and ventilators is achieved by the construction of false ceilings or false ceiling beams where necessary, which in some places will result in a reduction in ceiling height.

3.5 Shutters and shading

Entrance door: entrance doors with optics overlooking the apartment entrances, with multi-point central locking, MABISZ certified and 30-minute fire protection, will be installed in non-optional colours.

Internal doors: internal doors are of corner edge design with moulded leaf, tubular or paper grille inserts, full leaf, retrofit casement, nominal size ~90/213 cm for living rooms, ~75/213 possibly ~90/213 for bathrooms, toilets, wardrobes, pantries, with metal handles.

Exterior windows and balcony doors: are made of modern plastic profiles, with 3 layers of insulating glazing, excellent air tightness, 1 integrated ventilation vent per room.

Shutters: Electric shutters as standard. Only plisse mosquito nets can be installed. Mosquito nets are not installed, the customer can order them at his own discretion.

3.6 Kitchen and fitted furniture

3.7 The apartments will be delivered with lower and upper kitchen units (Nobilia), sink basin (Franke), tap (Grohe), ceramic hob (Whirlpool), electric oven (Whirlpool) and extractor hood (Whirlpool).

The following kitchen units will be installed in each apartment:

Garage and one bedroom apartments	5 lower units

Two-bedroom apartments	6 lower units
Three or more bedroom apartments	7 lower units

Ceramic tiling between lower and upper cabinets.

3.8 Balcony and terrace

Balcony slabs running around the building, precast or monolithic reinforced concrete structures with Schöck or equivalent thermal bridge breakers, min. with a slope of 1%, max. 2%, insulated against precipitation water, with non-slip, frost-resistant exterior gres slabs, bonded with flexible frost-resistant adhesive, terraces of the apartments opening to the inner garden are of a paving stone, stonewear, mounted or bonded cladding design. Balcony/terrace railings are made of locked, glazed or solid masonry, according to the architect's 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 distributed to the apartments in a two-pipe system, where individual heat meters measure the consumption of each apartment. The heating of the apartments can be controlled individually by thermostats in the living rooms. Consumption is shared based on the consumption measured by sub-meters.

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 system provides a high level of comfort as no individual indoor and outdoor equipment is required, making it completely draught and noise free. Sensors integrated in the system continuously monitor the humidity and automatically adjust the cooling circuit above the so-called dew point to avoid condensation. The proper functioning of the cooling systems requires the use of shading devices (e.g. roller blinds). Conventional (split-system) air conditioning units and basic installation are not provided. Consumption is shared based on the consumption measured by sub-meters.

Heaters: the apartments will have a ceiling heating and cooling system for a high level of comfort, so radiators will not take up space in the living rooms.

Sewerage: the sewage and stormwater systems inside the building will be separate and will be piped to the public sewers via plastic pipes, even when leaving the building.

Utility meters: the amount of cold water, domestic hot water, heating/cooling energy and electricity consumed is metered separately for each apartment. Some sub-meters are located inside the dwelling with a uniformly coloured metal, plasterboard or joinery revision door throughout the building - 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, chambers: 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 controlled by a light switch. Air is supplied through ~15 mm gaps between the room doors and the floor, and ultimately to the dwelling as a whole through air inlets in the windows.

Kitchen Exhaust System: A ducting system consisting of duct elements with non-return valves will be provided for kitchen exhaust systems. The air exhausted from the kitchen is collected in a side duct system in a string outside the kitchen, which discharges the exhausted air above the roof level

4.3 Sanitary fittings and fixtures

Washbasins: sinks and hand basins in standard design are part of the Laufen range, with matching high-quality Grohe taps.

Bathtub: Riho , also paired with a Grohe complementary tap.

Shower tray: In the case of the shower tray is Riho, also paired with a Grohe complementary tap.

Shower cabin: no shower cabin is included in the standard design.

Tap: High quality Grohe taps are installed as standard.

Toilet: toilets are cantilevered, with a built-in frame. Laufen range with the wall tank and two stage pressure plate installed into the wall.

Washing machine connection: in all bathrooms (or other rooms indicated on the plan, e.g. household) in the dwelling, 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.

Vanity equipment: vanity equipment is not included in the complete design, it can be purchased and installed by the Buyer after taking possession.

Bathroom radiators: towel dryer radiators with electric heating cartridge are available in the bathrooms.

5 ELECTRICAL SYSTEMS

5.1 High current electrical network

Meter cupboard: for the energy supply of the apartments, the meter cupboard will be installed on the apartment level in a common area.
Meters: meters will be installed in the meter cupboards on the ground 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 and well-designed electrical fittings.

Plug sockets: plastic fittings Schneider Sedna 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 hotplate, 80 cm for the oven connection, as listed below. Bathroom 150 cm high.

Switches: plastic Schneider Sedna, or equivalent, generally vertically aligned at a height of 110 cm.

Cooker: electric cooker in the kitchen in the location shown on the floor plan, only electric hotplate and electric oven can be installed in the apartment.

Number of sockets: 4 in each bedroom and in the living room, 6 in the kitchen (extractor hood, fridge, dishwasher, + 3 above the kitchen counter), 3 in the bathrooms (washing machine, towel dryer, shaver), one 230 V socket in the hallway or corridor.

5.3 Low-current electrical network and installations

Smart home solutions: devices require a personal computer or smartphone or tablet and an internet connection to be controlled remotely. Devices that can be remotely controlled can be controlled independently of the smart home system in a traditional way, i.e. locally (light switch, plug, thermostat).

Central unit: device is placed in the hallway near the front door.

Tablet: 10" Android tablet with pre-installed and configured smart home control software.

Smart sockets: 3 per apartment, programmable, can be switched on and off by remote control.

Residential thermostats: part of the mechanical system, which can also be controlled via the smart home system.

Daylighting: can be controlled from a local push button switch and from a smart home device.

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 plan.

Intercom: A video camera security system, including digital recording, will be installed at the entrances to the building and in some common areas. The intercom system will be provided with digital outdoor units with door release function, with an audio system in the apartments. Access to the stairwells from the garage levels will be via access doors. Personal (lobby) entrances can be opened by proxy card or code.

Fire alarm: the building is designed in accordance with the fire safety classification and the laws in force, with smoke sections, smoke-free lobbies and smoke detectors in communal areas.

Asset protection: on floors 1 and 4, in the apartments with terraces overlooking the internal garden, all rooms with front doors and entrance doors, and in the apartments on the first floor, the installation of a motion sensor alarm system monitoring the entrance door, without the installation of any device.

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, hall, wardrobe: 1 ceiling light per room is provided.

Bathroom: One lamp post each on the ceiling and on the wall above the washbasin.

Kitchen: ceiling outlets according to the relevant plans, 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. Light units on the building will be placed in the planned position, all with the same design (no change possible).

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

6 Request for a changes

The deadlines for modifications and material selection for the apartment have already expired and the Investor has ordered them from the General Contractor. Accordingly, the buyer is no longer able to make any further changes. Detailed information on the material choices and the materials selected can be obtained from the sales colleagues.

The design of the building frontage and common parts, as well as the garden, is entirely within the competence of the Contractor and no change requests can be accepted. The common parts in this respect include the external windows, entrance doors and fittings, balcony/loggia/terrace cladding, staircase and stairway cladding, balcony railings, terrace wall colours, electrical and other fittings (e.g. doorbells) in the staircase and balconies, and light fittings.

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

The Seller reserves the right to substitute materials, structures, equipment or technologies in the technical specifications 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-Purchase Agreement and the Final Purchase Agreement between the parties on the subject of the property specified in the specification.