Technical description
BRE building – STANDARD

1. General description of the building

Foundation:

Monolithic reinforced concrete base plate, which rests on pile foundation.

Load bearing structures:

The building is built with traditional construction method with reinforced concrete and with brick filling walls.

Floor slabs:

Monolithic reinforced concrete floor slabs with acoustically dimensioned so-called floating layer providing sound insulation for the noise of steps.

Walls:

Cellar walls, surrounding walls of staircases and reinforcing walls that are necessary structurally are made of monolithic steel concrete. Elevator shafts are made with steel concrete walls. The external building envelope walls are composed of 25 cm building blocks and façade thermal insulation system dimensioned by heating technology. Where statically required, steel concrete reinforcing walls are made both on the façade and in the interior areas. Separating walls within the apartment are made with installed steel structure, 2x2 layer plasterboard cladding, in wet rooms the tiles having a surface of impregnated design, with rock wool fill-up in the entire cross-section, in a total thickness of 10 cm. Apartment separating walls (apartment-to-passageway, apartment-to-apartment) are made of acoustically dimensioned building blocks.

Roofing:

The buildings with isolated plate roof are made with waterproof PVC, rubber or bituminous plates, where partial green roofs or tiled areas will be established.

Terraces:

The terraces overlooking the internal yard have paving stone or ceramic covering, the upstairs terraces, loggias, balconies are covered with wooden paneling or anti-slip freeze-resistant ceramic tiles. Except for the apartments overlooking the internal yard on the first floor, balcony banisters are made of ironwork, glazing or solid masonry according to architect's plans.

External doors/windows:

The windows and balcony doors are made from modern plastic profile system, with 3 layers of heat insulated glass and perfect airtightness. Each apartment is installed with air inlet unit at least for two windows/doors.

The external windows and doors are provided with rolling shutter with surrounding frame attached to the window/door frame, with manual handling as a basic feature, with a guide rail for installing a mosquito net. For windows higher than 2.5 metres only plaited mosquito nets can be applied.

Facades:

The facades of the buildings have various surfaces and colours, it features noble plastering and mounted facade panels as well, according to the architectural plans.

Interior plasters:

Depending on the type, the walls receive thin plaster/smoothing, the ceilings are made without plaster, but with a smoothing.

Elevators, corridors:

Silent and modern elevators are installed in the buildings. The indoor garage gate is operated by remote controller. Fireproof steel doors – according to the regulations - are installed between the indoor garage and the staircases. Common areas, staircases and corridors are finished with modern resin floor cover or stone-ceramic floor-tiles.

Building engineering systems:

The heating energy is provided by a district heating provider, with centralized hot water production and individual sub meters for each apartment. Heating can be regulated for each apartment, the cost is divided based on data collected by individual sub meters.

The building also produces centralised cooling energy, which can also be regulated individually for each apartment. The settlement of consumption also happens based on data collected by individual sub meters.

Extract fans are installed in baths and toilets and storage rooms where natural ventilation is not provided. Kitchen extract fans are connected to a pipe system with non-return valve.

The sewage pipe- and the rainwater pipe system are in a separate system and driven within a separated system into the public sewers.

Electricity:

The in-house distributors and electrical power consumption meters are placed in electrical switch room or grouped at electrical cabinets on each floor. The electrical cabling system – copper wires - in the apartments are placed in sheath tube installed inside the walls. At the basement the wires are led in cable plates or outside of the walls.

Motion controlled lamps fitted with the protection according to the regulations are placed in the common areas.

Lamps with twilight sensor are used at the building entrances.

At the building entrances and in few places at the common areas video camera security system with digital recording option is installed,

The digital main entrance phone intercom, with door opening option are fitted with an outside unit, while in the apartments an audio phone intercom is mounted. At the customer's request the interior units can be replaced with a video unit.

2. General technical specifications for the apartments

Interior design of the apartments: wall and floor tiles, bath tubs, shower stalls, sanitary equipment and internal doors can be selected from the standard collection and we offer the possibility to choose from different categories until a certain deadline, specified in the sale and purchase contract, in case the date of the contract does not lapse the deadline of the product (e.g. tiles) selection.

Internal height:

The clear height in the residence rooms of the apartments is typically 2.85 m, except for rooms with installed false ceiling. The connections of the surface heating system of the ceiling are positioned in one point of the apartment (typically to the ceiling of the bathroom), next to which the distributor-collector fitting is installed to the ceiling. To cover the engineering elements in these rooms, monolithic plasterboard false ceiling is made, therefore the useful clear height in these rooms is 2.55 m. A white revision door is also built in to ensure the maintenance of the engineering elements.

Apartment entrance doors:

Apartment entrances are fitted with security entrance doors with MABISZ certification and central lock with several locking point, with viewer optic.

Interior doors:

The interior doors have a decoration foil or CPL surface, with perforated chipboard or paper honeycomb insert, solid door leaf, with frame to be installed retrofittedly, nominal height of 210 cm, metal handle. Optionally you can ask for a version with glazing.

Floor and wall tiles:

Sanitary rooms are paved with first class wall tiles until the height of the door frame, finished with uncut tile. (The exact height depends on the chosen tile type.) in sanitary rooms. Ceramic tiles between upper and lower kitchen cabinets are placed in 60cm height. All positive joints are protected with plastic edge. Sanitary rooms have first class ceramic floor tiles. Tiles can be chosen by the collection provided by the Seller, kitchens are built with parquet floor by standard. Terraces are tiled with a material selected by the architect in order to keep the uniform façade look.

Laminated parquet floor:

First class laminated parquet floor, that can be selected from the collection provided by the Seller, with changer rails in optional colours where needed.

Floor and wall tiles:

First class glazed tiles or ceramic tiles can be selected from the collection provided by the Seller.

Surface dressing:

White dispersion paint is applied to the internal walls of the apartments. The ceilings are painted with white dispersion paint over skimmed surface.

Kitchen:

Apartments are handed over with built-in kitchen furniture with upper and lower cabinets equipped with kitchen machinery: electric hotplate and oven, kitchen extractor fan and sink with faucet. (The position of the fridge is shown on the layout, but it does not include in the standard fixtures.)

The different apartments are equipped with the following number of kitchen cabinets:

Studios and one bedroom apartments	5 lower cabinets
Two bedroom apartments	6 lower cabinets
Three bedroom apartments	7 lower cabinets

Laminated fronts, worktops, and handles can be selected from the collection suggested by the Seller, same as wall tiles between upper and lower cabinets. One basin stainless steel sink with faucet is installed in the kitchen from the types offered by the Seller.

Sanitary equipment:

For all apartments, washing machine connections are built in bathrooms (or another room marked on the plan, e.g. laundry room) and dishwasher electric-, water- and sewage- connection are built in the kitchens. Toilets are built-in types with dual function push button.

Heating:

Apartments are fitted with ceiling heating, which provides high comfort and radiators are not taking up living space. All rooms can be regulated individually. Heating can be controlled by a thermostat in the rooms. Bathrooms have towel dryers with electric heating inlet.

Cooling:

Using the pipes of the heating system, which are installed in the ceiling, the cooling of the apartments is provided as a basic feature. The system provides high comfort, since no individual indoor and outdoor appliances are needed, so the operation is completely wind- and noise free. The system's integrated sensors continuously monitor humidity, and when it reaches the so-called dew point, the cooling circle is automatically regulated to avoid condensation. Traditional (split system) air-conditioning appliances are not used.

Ventilation system:

Extract fans are installed in baths and toilets and storage rooms where natural ventilation is not provided. Kitchen extract fans are connected to sub-collector pipe system with no-return valve.

Metering consumption:

The consumption of hot- and cold water, heating, electricity can be metered and calculated separately for each apartment. The sub meters are centrally registered; entry into the apartments is not required to read them.

Electricity:

3 pieces of 230 Voltage electrical sockets are installed in every room, 4 in the living room, 6 in the kitchen (for the extract fan, refrigerator, dishwasher and 3 above the kitchen counter), 2 in the bathrooms (for the washing machine and 1 extra, and 1 in the corridors, and one ceiling lamp socket for each room. Balconies are going to have one socket and one side-wall or ceiling lamp and lampshade (not customisable), with interior switch. The façade lighting is constructed according to the plan, in the same appearance (not customisable). In addition to the previously mentioned, a counter lighting connection is going to be installed in the kitchen and a mirror lighting in the bathroom. Modern and well-designed electric accessories are going to be used in the apartments. The lighting bodies of the apartments are not part of the basic equipment, the Buyers have to ensure them (of course, the necessary wiring and switches will be provided). Each apartment will have 1*32A electric power.

Every living room will have at least one cable socket for TV, telephone and computer connections, considering the furniture plan.

For apartments with inner courtyard connection all the rooms with doors or windows, while for higher floor apartments the entrance door and the room connected to a terrace will be equipped with motion sensor alarm system sheath tube. The installation of the complete alarm system is optional.

Smart home system

General description: a wireless communication system according to the standards, which can be expanded according to needs, will be readily installed. A personal computer, a smart phone or tablet and internet connection is required in order to program and set up the system, and for the remote control of the equipment. The tools with remote control can be also controlled traditionally, independent of the Smart home system (lamp switches, sockets, thermostat).

Central unit: Mounted in the hall above the entrance door, power inlet from 230V electrical socket.

Router: If connected, the control of the system within the apartment is solved. For external control the router needs to be connected to the Internet, which needs to be provided by Buyer.

Tablet: 10” Android tablet, with pre-installed and set Smart home control software.

Central sensor: for each apartment 1 motion- and heat-detecting sensor, mounted in the living room. Replacing the batteries has to be done by the Owner. Not suitable to replace an alarm system.

Smart sockets: 3 pieces in each apartment, the position can be selected by the Buyer. Programmable, operated by remote, report of the actual status, regular and actual consumption on a digital display.

3. Customisation options

Buyers have the option to make modification suggestions for their own apartments, provided that:

- it does not interfere with the building’s exterior appearance and that of the common areas,
- it does not result in a lower quality than the offered nor in technical or outward appearance terms,
- it involves no detrimental effects to the neighbours or third parties,
- it does not influence the technical schedule, the technological processes, and does not contradict the relevant laws, contracts and applicable terms of the valid architectural licence,

- it does not influence the central equipment and networks of the building (e.g. heating system, fan system, main entrance phone intercom, sewage system, etc.).

According to the above mentioned, the form of the facade, common areas and the gardens are completely the developer's competence, we cannot accept a modification request for these areas. From this aspect common parts are the external doors and windows, entrance doors and fittings, terrace floor tiles, corridor and staircase floorings, the balcony handrails, the colour of the terrace walls, electrical items on the balconies and on the staircases (e.g. doorbell) and the lamps.

Material selection:

Buyer can freely choose from the offered collection in terms of the following materials and alternatives: tiles and parquet colours, internal door colours, kitchen furniture colours.

Separate orders:

Buyers can opt for differing from the standard setup both in terms of quantity and quality, which is subject to an individual price offer and extra fee.

The purchase price does not include:

Decorative tiles (middle decors, banisters, etc.), bathroom accessories (mirrors, soap holder, etc.), lamps, other built-in furniture.

The developer reserves the right to modify the listed materials – in terms of materials used, building structures, equipment and appliances- to a technically equivalent or better quality.