

## Technical description

### BRA building - STANDARD

#### 1. Description of the building

##### **Foundation:**

The watertight monolithic reinforced concrete base plate will rest on pile foundation.

##### **Load bearing structures:**

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

##### **Floor slabs:**

Monolithic reinforced concrete plate floors, plate on both sides. Dimensioned estrich layer is laid on the floor slabs upon with floating layer, in order to provide inhibition with sound.

##### **Walls:**

The basement walls, the surrounding wall of the staircases and the required stiffening walls are made of monolithic reinforced concrete. The monolithic reinforced concrete elevator shafts are separated from the main structure. The external filling walls consist of 30 cm bricks, provided with dimensioned heat insulation system according to thermal engineering standards. The partition walls are made of partition bricks. The apartment separation walls are made from dimensioned sound-proof brick walls according to sound engineering standards.

##### **Roofing:**

The buildings with isolated plate roof are made with PVC, rubber or bituminous plate waterproofing, where green roofs or tiled areas will be built.

##### **Terraces:**

The terraces with garden connection are provided with concrete paving, the upper storey terraces, loggias and balconies are tiled with anti-slip antifreeze ceramic tiles. The terraces and balconies are provided with double-glazed, glued, thermally reinforced, safety glass fences, locksmith structures or solid walls mixed according to architectural plans.

##### **External doors/windows:**

The windows, 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 in one window/door. The external windows and doors are provided with rolling shutter with surrounding frame attached to the window/door frame.

### **Facades:**

The facade of the buildings are rendered in various surface and color type, combined with stone or mounted facade panel. according to architectural plans.

### **Internal plastering:**

The walls are plastered with gypsum or cement based plaster. The ceilings are skimmed without plastering.

### **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 binding regulations - are installed between the indoor garage and the staircases. Staircases are finished with modern resin floor cover, the common areas are tiled with stone-ceramic floor-tile.

### **Building engineering systems:**

The heating energy and the hot water are provided centralized. The costs of the consumption are calculated according to individual sub meters, which are located at the common areas near to the apartment. 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. The sewage pipe- and the rainwater pipe system are separated from each other and led to separated system on public premises also. The pipes are made of hard PVC with rubber spigot-joints.

### **Electricity:**

The 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 and outside of the walls at the storage rooms.

Motion controlled protected laps are placed in the common areas according to the regulation of the specific areas.

Lamps with twilight sensor inside the common gardens and at the building entrances.

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

The digital main entrance phone intercom, with door opening option outside, and audio phone intercom at the apartments is mounted.

## 1. General technical specification of the apartments

Fixtures 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 doesn't lapse the deadline of the product (e.g. tiles) selection.

### **Internal height:**

The average internal height of the apartments are 2,85 meters.

### **Apartment entrance doors:**

Security entrance doors with MABISZ certification and central lock with several locking point.

### **Internal doors:**

Internal doors with laminated or CPL plain surface, mortised splinter insertion or paper grid insertion with stainless steel door handle. The nominal height of the run in frame is 210 cm.

### **Floor and wall tiles:**

First class wall tiles until the height of the door frame in sanitary rooms. Ceramic tiles between kitchen cabinets in 60cm height. All positive joints are protected with plastic edge. The entrance-halls, sanitary rooms and kitchens have first class ceramic tiles. The balconies and 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.

#### *Floor and wall tiles:*

First class glazed tiles or gres tiles.

### **Surface dressing:**

Dispersion paint is applied to the side-walls over skimmed surface in the internal walls of the apartments and acrylic paint in bathrooms. Dispersion paint is applied to the ceilings 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 and the pantry cabinet is shown on the layout, but it doesn't include in the standard fixtures neither the fridge or the pantry cabinet).

Laminated front, worktop, and handle such as wall tiles between upper cabinets and worktop. One basin sink with faucet is installed in the kitchen from the types offered by the Seller.

### **Sanitary equipment:**

The apartment's bathrooms (or other marked utility rooms, e.g. laundry rooms) are equipped with washing machine connection and dishwasher electrical-, water- sewage connection in the kitchens. Toilets are built-in types with dual function push button.

### **Heating:**

Radiators are installed in the apartments to provide heating. The radiators are white color steel plate products with thermostatic valve operation. Electrical heating inlet is installed in the bathroom towel dryers.

### **Air conditioning:**

The complete base pipe system (waste water, electrical intake, and the air condition pipes) is installed, without the indoor and outdoor unit, which can be ordered as an option. The outdoor unit is allowed to place in the specified area of the structure, which is formed in the balcony of the apartment or at the common area of the actual floor. The acoustical compliance of the rooms are considered at air condition units off mode.

### **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.

### **Consumption:**

The consumption of hot- and cold water, heating, electricity can be metered and calculated separately. The sub meters are centrally registered; it doesn't require to enter the apartment to read them.

### **Electricity:**

3 pieces in each room, 4 pieces in the living room, 6 pieces in the kitchen (extractor fan, fridge, dishwasher, +3 pieces above worktop), 2 pieces in the bathroom (washing machine +1 piece) and 1 piece on the corridors of 230 Voltage electrical socket is installed with 1 lamp inlet for each premises on the ceiling. 1 electrical socket on the balconies with side wall or ceiling mounted lamp switched from inside. Each lamp on the facade is positioned according to the architectural plans (it cannot be modified). In addition, counter illumination inlet, in the bath room side wall lamp inlet for mirror is provided. Modern and designed electrical sockets and switches are provided in each apartment.

The lighting fittings do not belong to the variety of basic or standard equipment, but the electrical wiring is provided. Each apartment will get (3 x 16A) electric power. The electrical power consumption meters are placed in electrical grouped at electrical cabinets on each floor.

1 TV socket in each room and 1 internet socket is provided according to the furniture plan.

All balcony doors and windows on the ground floor, the entrance doors and balconies on the upper floors are installed with sheath tube for the motion sensor alarm system. The completion of the alarm system can be ordered optionally.

### **Smart home system:**

Basic description: according to the standards, expendable according to needs, wireless communication technology is completely installed. A personal computer, a smart phone or tablet and internet connection is required in order to customize and set up the system, which have to be provided by the Buyer.

Central unit: mounted above the entrance door, connected to 230 V electrical socket.

Thermostatic valve: 1 digital unit for each radiator, operated by remote, programmable, manually adjustable with digital thermometer. The owner has to take care about the battery change regularly.

Central sensor: 1 motion and heat sensor in each apartment, installed in the living room. The owner has to take care about the battery change regularly. It is not capable to replace the alarm system.

Smoke detector: 1 piece in each apartment. Programmable alarm is included in the system, not connected to the fire station or the central reception. The owner has to take care about the battery change regularly. It is not capable to replace the fire alarm system.

Smart sockets: 2 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.

The purchase price does not include:

The decor wall tiles, bath room accessories (eg. mirror, soap-dish, etc.), lamps, valance, other built in furniture.

The developer reserves the right – in case of difficulties of acquisition, authority regulation or other technical need in particularly justified cases – to modify the listed materials and structures to a technically equivalent or better quality.