



Technical description Budapart residential building "G"

1. General description of the building

Foundation:

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

Load-bearing structure:

The building is constructed of partly using the tradition construction method, with reinforced concrete, and prefabricated structures as well.

Floor slabs:

Prefabricated reinforced concrete bark panel and/or monolithic reinforced concrete floor slabs with acoustically dimensioned so-called floating layer providing sound insulation for the noise of steps.

Staircase:

Prefabricated waist slabs with monolithic reinforced concrete landings.

Walls:

Cellar, stairways: Basement walls, surrounding walls of staircases and the required reinforcing walls are made of monolithic reinforced concrete. Elevator shafts are made with reinforced concrete walls.

Facade: Perimeter walls are pre-fabricated reinforced concrete panel walls typically including thermal insulation equipped with reinforced concrete slab sheet surface finish. Where statically required, reinforced concrete walls are made on the façade and in the interior areas, the reinforcing walls on the external façade are pre-fabricated reinforced concrete sandwich panelled walls linked with rigid connection.

Inside the apartment: Separating walls within the apartment are made with installed plasterboard structure, 2x2 layer plasterboard covering, in wet rooms with impregnated plasterboard filled with rock wool in the entire cross-section, with total thickness of 10 cm.

Between apartments: 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:

Terraces opened to the internal garden have paved stone, ceramic, installed or glued covering, the upper terraces, loggias, balconies are covered with anti-slip freeze-resistant ceramic tiles. Balcony balustrades are made of ironwork, glazing or solid according to the architect's plans.

External doors and windows:

Ground floor: Lobbies on the ground floor are made of individually manufactured, thermal bridge free aluminium-glass portal structures. It can be opened by proxy card and a code or by audio phone intercom from the apartments.

Upper floors, apartments: The windows and balcony doors are made of modern plastic profile system, with 3 layered thermal insulating glazing panes, with exquisite air tightness and integrated trickle vents. The design of facade doors and windows have a shutter case, a shutter, with manual movement in the basic design, optionally in motor-operated design, with a guide track suitable to receive a mosquito net next to the case. For the doors and windows higher than 2.5 m only plisse mosquito net can be installed. The ordering and fastening of the mosquito net is not the responsibility of the contractor.

Facades:

The facade of the buildings has a range of colours and surface finish, with the appearance of facing plaster and also the pre-fabricated thermal-insulated reinforced concrete sandwich element fitted with an external slab according to architect's plans.

Interior plasters:

Depending on the type, the walls receive thin plaster/smoothing, the ceilings are made without plaster, but with a smoothing. On the inner side of the facade walls dry plasters, facing walls, smoothing or plasters will be constructed.

Elevators, corridors:

Elevators: Silent and modern group of elevators are installed in the buildings in each stairway with one smaller and one bigger elevator cabin.

Corridors: 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:

Heating: 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.

Cooling: 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.

Ventilation system: Extract fans are installed in baths and toilets where natural ventilation is not provided. Kitchen extract fans are driven above the roof level and are connected to a common pipe system with non-return valve at the hook-ups.

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

Electricity:

Consumption measurement, electric system: 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 under the floor or inside the ceiling or above the suspended ceiling. At the basement the wires are led in cable plates or – except for the elevator lobbies – outside of the walls.

Lighting: 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.

Intercom, entry: 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. Entering the staircases from garage floors is possible through access-control doors.

Storages:

The minimum internal height in the storages is 1.9 meters. In storages it is possible that mechanical, electrical wires and possibly fittings not directly affecting this property will be routed in the area above the free internal height. Floors are typically smoothed concrete, synthetic resin or other surfaces suitable for cleaning. The storage room can be locked, the door and window structure is a locksmith or joinery structure. Ensuring proper ventilation, a gap with a width of the door will be constructed above the storage doors.

In the storages, the lights are operating with motion sensors.

Wastebin storages:

Floors are typically covered with synthetic resin or other hard finishes suitable for cleaning. Walls are covered with washable surfaces above which plastered, smoothed walls are finished with dispersion painting. According to the regulations there are steel fire doors between the wastebin storages and the premises next to it. There are automatic fan systems in the wastebin storages.

Bicycle storages:

Bicycle storage is placed on the ground floor and floor -1. Floor is covered with gres floor tiles or synthetic resin suitable for cleaning. In the bicycle storages, the lights are operating with motion sensors.

Car parking spot:

Its floor is typically resin floor cover suitable for cleaning with a skirting from its own material. Above and in the surroundings of the parking spot, there may be mechanical, electrical wiring, fittings, equipment that do not block the intended use. The minimum internal height of the corridors is 2,1 metres at the parking spots it is 1,9 metres.

Green areas:

BudaPart is dedicated to harmonizing the formation of green areas with the location of the buildings which are already built and with those that are under construction. On the ground floor it is typically lawn with decorative shrubs. Irrigating system will be installed and the area will be bordered by paving stones. Elevated plant islands on the first floor and an intensive green area with irrigation system on the eastern side are planned. An extensive green roof on the 7th floor, and on the closing slabs of the eastern and western block will be constructed.

2. General technical specifications for the apartments

Interior design of the apartments:

wall and floor tiles, bathtubs, 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.

Wall structures:

Structure of the wall separating the apartments:

Apartment separating walls between the common corridors and the apartment – are soundproof high-strength lime sand brick walls with a width of 20 cm or reinforced concrete wall structure with the width of 30 cm next to the corridors and 25cm between the apartments, e.g.: Silka or an equivalent product. With special care, walls between the elevator shaft and an apartment a soundproof plasterboard curtain wall with insulation of 5 cm will be placed in front of the elevator shaft. It will be fixed to the floor and ceiling.

Walls inside the apartment:

Inner walls will be 10cm wide. 2x12,5 mm plasterboards will cover the 50mm wide galvanized steel frame. Walls bordering wet areas 2x12,5 mm impregnated plasterboards will cover the 50mm or 75mm wide galvanized steel frame. According to the regulations waterproof surface insulation and tiles will be used on the given surfaces. The shaft walls inside the apartment are made from masonry structure.

Balcony:

Balcony running around the building is a monolithic reinforced concrete structure with Schöck or equivalent thermal insulating elements forming a thermal break. Minimum 1%, maximum 2% slope will be formed and the non-slip antifreeze outdoor gres floor tile coverage will be fixed by flexible antifreeze glue. Front and bottom surfaces of the balcony are covered with UV and weather resistant coating made in exposed concrete quality. Balcony railing is made of locksmith, glazed or solid structured wall, according to the architect's plan.

External doors and windows:

The windows and balcony doors are made of modern plastic profile system, with 3 layered thermal insulating glazing panes, with exquisite air tightness and integrated trickle vents. The design of facade doors and windows have a shutter case, a shutter, with manual movement in the basic design, optionally in motor-operated design, with a guide track suitable to receive a mosquito net next to the case. For the doors and windows higher than 2.5 m only plisse mosquito net can be installed.

Internal height:

The average height in the residence rooms of the apartments is about 2.80 m, except for rooms with installed suspended ceiling. Connections of the heating system of the ceiling are placed out in one point of the apartment (typically in the lobby or through the ceiling of the bathroom and the joint wardrobe), next to it there is a distributor-collector fitting, installed to the ceiling. To cover the engineering elements in these rooms, monolithic plasterboard suspended ceiling is made, the useful clear height in these rooms is about 2.50 m. To ensure the maintenance of the engineering elements a revision opening is made in white into the suspended ceiling.

Apartment entrance doors:

Apartment entrances are fitted with entrance doors with MABISZ certification and with 30 minutes fire resistance, also with central lock with several locking point, with viewer optic.

Interior doors:

Interior doors are curved or angular edged folded, semi-solid flush doors with solid door leaves, with frame to be installed afterwards. Size of doors are ~90/213 cm in case of bedrooms, and it is ~75/213 cm or ~90/213 cm in case of bathrooms, toilets, wardrobes, chambers. They are with metal handle. Optionally you can ask for a version with different types of glass panel.

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 58cm height. All positive joints and vertical wall tiles ending are protected with aluminium 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 facade 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. Dilatation in every 30 square metres in the position indicated on the technical plans will be developed (e.g. Haro).

Floor and wall tiles: First class glazed tiles or ceramic tiles can be selected from the collection provided by the Seller (e.g. Marazzi, Cersanit, Argenta).

Wall finishes:

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 (Nobilia) with upper and lower cabinets equipped with kitchen machinery (Whirlpool): electric hotplate and oven, kitchen extractor fan, sink (Blanco) with faucet (Grohe). Laminated fronts, worktop, and handle can be selected from the collection suggested by the Seller, same as wall tile between upper and lower cabinets. One basin stainless sink with chrome faucet is installed in the kitchen from the types offered by the Seller.

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

Sanitary equipment:

Connections: 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. Main and rising pipes of the domestic hot and cold water are plastic or galvanized steel pipes. Pipelines in the apartments will be laid in the floor and in the walls are 5 layered plastic pipelines with quantity meters placed in wall cabins on the common corridors.

Toilets: Toilets (Laufen) are built-in types with dual function push button (Grohe).

Washbasins and hand basins: As a standard package Laufen washbasins and hand basins will be placed with high-quality Grohe faucet.

Bathtub and shower tray: Bathtubs and shower trays can be chosen from the given elements of the Riho collection. They are also placed with Grohe faucet.

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, optionally, electric floor heating can be asked for.



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 where natural ventilation is not provided. Kitchen extract fans are driven above the roof level and are connected to a common pipe system with non-return valve at the hookups.

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:

Performance, construction: The energy supply of the flats are provided from the meters which are in the corridor. The flats have a 1 * 32A electric power.

Electrical sockets and lamp sockets: 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 facade 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.

Electrical fittings: 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).

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

Property protection: Facade doors and windows of the apartments which have courtyard connection on the 1st and 7th floors, and entrance doors and windows of the premises connected to a terrace/balcony/loggia in the apartments on the upper floors will be equipped with motion sensor alarm system sheath tube with cables.

Smart home system:

To remote-control the devices, a personal computer or smart phone or tablet as well as internet connection are required. The remote-switchable devices can be controlled in a conventional manner, locally, independent from the smart home system (lamp switch, socket, thermostat).

Central unit: This device is located near the entrance door in the lobby.

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

Smart socket: 3 in each apartment. Programmable, can be switched on and off by remote control.

Thermostats of living rooms: These constitute part of the mechanical engineering system that can also be controlled via the smart home system.

Shutters: Motorized shutters can be controlled via smart home system is optional.

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, balcony/terrace/loggia 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.

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