Simplified preliminary technical description of the condominium to be built at Budapest Akácfa60

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1. LOCATION AND PRESENTATION OF THE BUILDING:

The Akácfa 60 condominium is located in the heart of the city centre, at Akácfa utca 60 in the 7th district, in a bustling downtown environment, yet in a quiet side street. The location has excellent transport infrastructure. Within walking distance of Oktogon and Opera in a few minutes, but within a 10-minute walk is the Deák tér metro stop, where tram, bus and underground transport ensure fast and convenient travel. Despite the extremely good transport connections, the side streets surrounding the project are quiet and Király utca is calm, with the continuous reconstruction improvements bringing back the atmosphere of the bourgeois city centre.

The Akácfa 60 condominium is a seven-floor residential building with a basement, whose height is perfectly in line with the neighbouring houses. The L-shaped building is surrounded by a landscaped inner garden. The building has been designed by the architectural award-winning TNA Studio Kft., who have designed the apartments to provide a tranquil living space for the residents, while allowing maximum natural light and intimacy. This is achieved by the use of gap-filled, translucent brick walls and courtyard loggias that blend into the façade plane to provide separation and allow for relaxation and ventilation in all courtyard apartments. On the street frontage, the apartments are built only from the 2nd floor upwards, thus minimising street noise load. All street front apartments have double glazing.

The ground floor of the building will be equipped with convenient storage space of 4m2. 16 parking spaces will be built in the basement level below the building.

2. SUPPORT STRUCTURE:

2.1 Working space delimitation:

No working space delimitation is required, see Section 2.2.

2.2 Foundation:

The foundation of the car park building previously on the site is in good condition, no new foundation is required. The existing foundations around 2 pillars need to be reinforced. The reinforcement was performed by drilling through the existing reinforced concrete base slab at basement floor level (-3.35 m) using JetGrouting technology.

2.3 Insulations:

At basement level, typically 10 cm thick extruded polystyrene foam thermal insulation and 2 layers of root-resistant bituminous sheeting for stormwater base board strip insulation. On the upper floors, 10-15 cm of rock wool insulation. The reinforced concrete coffin slab is insulated with 23 cm thick rock wool insulation. The slab roofs are insulated against rainwater by 2 layers of root-resistant bituminous sheeting overlaid with 24 cm of extruded polystyrene foam insulation.

2.4 Upstream structures:

The uppermost load-bearing structure of the buildings is a reinforced concrete pillar frame system. Porotherm X-therm bricks are used as infill walls between the reinforced concrete structures and Porotherm AKU Z sound-absorbing brick walls are used as internal partition walls. The partition walls are made of 10 cm thick Porotherm partition bricks.

2.5 Slabs:

Measured monolithic reinforced concrete slab system, made on site, with double glazing and painting on the lower visible surface.

2.6 Roof structure:

The building has a reinforced concrete coffered roof, typically of high pitch design. The structure is covered with a uniform 0.7 mm thick, graphite grey, pre-patinated standing seam galvanised sheet or coated aluminium sheet. The basement garage envelope is an intensive green roof (inner courtyard).

3. LIMITING STRUCTURES:

3.1 External walls:

Reinforced concrete walls sized according to plan and typically 50cm thick POROTHERM X-Therm masonry with sized thickness of ROCKWOOL mineral wool insulation.

3.2 Partitions:

10cm thick POROTHERM partition brick and partition walls made of sound-technically dimensioned sound-insulating masonry block with plaster.

3.3 External doors and windows

Aluminium-wood doors and windows of tilt-and-turn and lift-and-slide design with 3 layers of insulating glazing. The 7th floor windows have electrically operated shutter blinds.

3.4 Entrance doors

Dierre Firecut Vulcano type, white on the inside, gray (RAL7040) on the outside, MABISZ and ÉMI certified, multi-point security vault locked metal frame security door with A2EI30 fire protection.

3.5 Internal doors and windows

Modern, retrofittable MDF enclosures with scratch-resistant CPL surface, drilled wooden chips inserts, mortise lock accessories, with stainless steel hinges, in white (RAL9010) colour, in the value of HUF 50,000/pc.

4. COVERS:

4.1 Internal and external coverings:

Glazed ceramic wall or floor tiling in washrooms, showers, toilets and other service rooms. The height of the wall tiles in the apartments is 2 m. The indoor tiles include the Mist, Cinder, Iron, Nickel (30x60) tiles from the Refin Plain tile family at a net tile price of HUF 6,000/m2 with a grid layout, and Casalgrande Padana Manhattan Queens tiles are installed outdoors.

In all rooms of the building with warm covering, the 14 mm vtg. lacquered oak, floating BEFAG Vision product line strip parquet flooring (Stockholm, Berlin and Prague) will be installed at a net value of HUF 9,000/m2. A 10 cm high white plinth is made everywhere for the parquet flooring.

4.2 Façade covers:

Façade clinker brick cladding will be installed on the facade with HR Profix fixing fittings on the back. Behind the air gap, in front of the solid wall, there will be 10-15 cm (sized) of rock wool insulation. The façades of the 7th floor apartments will have double standing seam sheet metal cladding.

4.3 Internal wall surfaces:

On main walls, partition walls, dispersion painting with plastic based water - dispersion white paint in 2 coats.

5. OTHER BUILDING CONSTRUCTIONS:

5.1 Terraces:

All apartments have a balcony or terrace with antifreeze ceramic tiling.

5.2 Garage, parking space, entrance gate:

Access to apartments is provided by a separate entrance separate from the garage door. Access by car to the underground garage is via the electrically operated automatic garage door next to the entrance gate.
The apartments have a total of 16 parking spaces.

5.3 Garden development, yard:

The apartments have a shared garden of 210 m^2, accessible from the ground floor. The flora to be planted includes multi-stemmed ornamental trees, shrubs, shrubs, perennials, ornamental grasses and runners. Mountain Dalia garden bench seats will be installed as garden furniture

5.4 Elevator, passages:

The building will be equipped with 1 SCHINDLER 3000 elevator, which is a residential elevator with a load capacity of 1125 kg, also suitable for furniture transport.

5.5 Chimneys:

No chimney is built in the building.

6. BUILDING ENGINEERING:

6.1 Heating-cooling-hot water supply:

The heating and cooling of the apartments and the hot water supply will be provided by a DAIKIN ALTHERMA air/water heat pump system with indirect hot water storage. In the rooms of the apartments there will be ceiling surface heating and cooling, in the rooms with cold tiles there will be underfloor heating. All living rooms in each apartment will be controlled by independent thermostats. The water and heat consumption is measured by individual meters for each apartment.

6.2 Cooling:

Cooling will be provided by an air/water heat pump with ceiling surface cooling, with separate controls for each room.

6.3 Heating and water conduits:

Heating- cooling base and riser pipes are made of GEBERIT Mapress carbon steel pipes with bends, press joints and insulating pipe shell. Conductors are five-layer plastic pipes...

Water pipes are GEBERIT Mapress stainless steel drinking water pipes, branch pipes are five-layer plastic pipes with bends, press joints, thermal insulation pipe sheathing.

6.4 Waste water pipes, sewers:

Waste water and rainwater pipelines PE plastic pipelines, prefabricated with preformed bends, fitted with sleeve joints, rubber ring joints. Branch pipes are installed in wall anchors, down pipes in fireproof, noise-insulated strings, and main pipes are installed in free-standing pipes. Buried service lines are made of KPE pipe.

6.5 Sanitary goods and taps:

In bathrooms and toilets, sanitary ware and taps of top class, as shown in the execution plans, will be installed:

Element	Items	Price (net)
Bath tub	Roca Tazia bathtub with siphon, with bath feet 160 x 70	HUF 68,000
	Kludi D-Vise bath faucet	HUF 25,000
	Kludi Logo bath-shower set 1S chrome	HUF 7,000
Shower	Kludi D-Vise shower faucet	HUF 19,000
	Kludi Logo shower set	HUF 12,000
	Alcaplast shower drain 65cm (APZ13-DOUBLE9-650)	?
Bathroom sink	Roca Hall washbasin 55 x 48.5 cm	HUF 52,000
	Kludi D-Vise single lever washbasin	HUF 20,000
Toilet washbasin	Roca Hall washbasin 45 x 38 cm	HUF 34,000
	Kludi D-Vise single lever washbasin	HUF 20,000
Toilette	Roca Ona Rimless deep flush wall hung toilet with seat	HUF 61,000

Apartments with a shower have a built-in shower with a glass wall corresponding to the design of the room.

6.6 Ventilation:

Bathroom and toilet rooms will be equipped with an artificial extraction system.
The odour extractor is a wall mounted, low noise, flush mounted unit with electric switch, with a non-return flapper and a low noise level. The units have start-up and shut-down delays.
In kitchens, a NA150mm connection socket will be provided as a connection option for mist and odour extractor hoods.

7. ELECTRICAL INSTALLATION:

7.1 High power centre:

Electrical connection ratings for apartments are 3*16A. Power meters will be installed per floor, grouped in corridors. Apartments' consumer small circuit breaker distribution board will be recessed into the wall above the entrance door in the hallway.

7.2 Electrical wiring, fittings, lighting consumers:

Red copper conductors of sized cross-section with plastic insulation will be installed in conduit, wall, socket, slab conduit, junction box design. Luminaires will not be installed as standard.
High quality LEGRAND Valena Life sockets, switches and fittings (white colour) will be installed in the rooms of the dwellings, as shown in the construction plans.

7.3 Low power network, TV

One low-current distribution box per apartment will be installed next to the high-current distribution board, recessed in the wall above the entrance door, which will be connected to the terminal fittings. In each room, 1 Cat-6a UTP and 1 coax endpoint will be installed.

7.4 Door phone:

Video intercom system with integrated entrance bell with separate tone. The main entrance to the building can be accessed from the apartment unit.

7.5 Alarm system:

Preparation of alarm system to be installed with preparation of protective piping, without wiring and installation. The installation, i.e. the protective piping, is from the electrical wall socket of the dwelling to the low current director above the front door. The protective piping inside the dwelling is not part of the installation.

7.6 Fire alarm system:

A fire alarm network will be installed in the car storage area and in the common areas of the apartment building.

7.7 Lightning protection:

Installation of lightning protection system according to series of standards MSZ EN 62 305.

8. ITEMS NOT INCLUDED IN THE OFFER:

The following are not included in the technical content:

- Furniture and joinery products (kitchen, built-in cupboards, shelving, etc.)
- Kitchen appliances and kitchen sanitary goods.
- Alarm system
- Home textiles, curtain rods
- Mosquito nets
- Bathroom fittings (shelves, grills, racks, towel rails, shower panels, infra saunas, etc.)
- Other home furnishings (mirrors, hangers, hall walls, etc.)
- Interior lighting fixtures (spotlights, wall sconces, chandeliers, etc.)
- Stucco, coloured walls, plasterboard design elements, wall panels, other decorations, etc.
- Terrace furnitures.

9. ADDITIONAL GENERAL INFORMATION:

9.1 Possibility to request a change:

At the specific request of buyers, there is the possibility to propose a modification to their own home if:

- 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 proposed,

- it does not have adverse consequences for neighbours 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, extract system, intercom system, drainage system, etc.).

As stated above, the design of the building façade and common parts, as well as the garden, is entirely the responsibility of the Investor and no change requests can be accepted. The common parts in this respect include the external doors and windows of the apartments, the entrance doors and their fittings, the terrace cladding, the staircase and staircase coverings, the balcony railings, the colours of the terrace walls, the electrical and other fittings in the staircase and balconies (e.g. door bells) and the light fittings.

9.2 Special orders:

The buyers may request a different design from the standard design, both in quantity and higher quality, for an additional charge.

9.3 Other information:

The internal height of the apartments is 2.91m.

The prices in the description are net prices, excluding VAT.

The investor reserves the right to substitute the materials and structures described with other materials and structures of at least equal or better quality, in cases of difficulty in obtaining supplies, official requirements or other technical necessity, where this is particularly justified.

Budapest, 11 January 2023