

**General technical description of residential building construction:
1138 Budapest, Danubius utca 7.**

GENERAL DATA

The residential complex is located at Danubius utca 7, in the 13th district of Budapest, on the picturesque Danube bank of Pest. The area has convenient transport links – the city center is a 10-minute drive away. In addition, Vízafogó is the quarter of choice for people who value their comfort and seek a balance between the quiet life close to the river and the dynamic rhythm of the city.

The area has a well-developed infrastructure and offers a full range of services for residents with in easy reach.

- **The Gyöngyösi street metro station (M3) is just 7 minutes away on foot (750 m)**
- **The Duna Plaza is 10 minutes away on foot (900 m)**
- **There is a children's clinic and health center 1 km away (13 minutes on foot)**
- **There are educational institutions and a primary school within 15 minutes on foot.**

In the immediate vicinity of the complex, you will find sports halls, swimming pools (Duna Aréna), beauty salons and grocery stores. For leisurely strolls, the long Danube promenade with modern playgrounds and relaxation zones is a great option.

The complex consists of four eight-story buildings, connected by a common ground floor element. There is a two-level parking lot on the ground floor and underground floors. A well-ordered courtyard with various recreational facilities is placed on the top of the parking lot.

The building's energy efficiency, which surpasses the AA rating, is achieved by the following measures: insulating the external walls with mineral wool, utilizing energy-saving profiles in window designs, installing shutters on windows, and using a geothermal heating/cooling system, thereby enabling a reduction in utility costs for the complex's residents.

Number of apartments: 316

Building A: 46

Building B: 108

Building C: 108

Building D: 54

Number of parking places: 352

Number of storages: 183

STRUCTURE

Base plate: Pile-supported plate foundation according to the Hungarian standards.

Supporting structure: monolithic reinforced concrete supporting structure consisting of piers, slabs and bracing elements (stairway and stairway-lift nodes).

External masonry: the masonry of the underground part of the building is made of monolithic reinforced concrete, the masonry of the superstructure is made of 300 mm Porothersm 30 n+f bricks.

Insulation of external walls: fire-resistant, standard thickness rockwool insulation to ensure high energy efficiency of the building.

Interior walls: the masonry of the storages is 100 mm Porothersm 10 n+f brick. The walls between the apartments and towards the common rooms are made of 300 mm Silka soundproof silicate bricks.

STAIRCASE, LIFT

The buildings are provided with evacuation (escape) **staircases**, the stairs are made of prefabricated reinforced concrete elements.

Surfacing (as per the designs):

Flooring: non-slip ceramic tile

Walls: decorative clapped-smoothed plaster

Ceiling: painting with dispersion paint

Schindler (or similar) lifts with a capacity of 1225 kg (15 persons); 2-2 lifts in buildings B and C, 1-1 lift in buildings A and D.

ROOFTOP

Water and sound insulation comply with current standards.

Facade

Partial granite tiles/natural stone cladding with thin-layer decorative plaster and decorative partition walls on the balconies (according to the facade finish specification).

External doors and windows

Windows: Triple glazed insulated plastic windows with external lamination, heat transmission coefficient: $u_g < 1.0 \text{ W/m}^2\text{K}$, electrically controlled shutter entrances to residential buildings and ground floor shops: aluminum profile windows.

Entrance doors: with door-slam handle, card-operated from the outside and intercom from the inside.

Interior and exterior service doors: fire-resistant metal doors complying with the standard.

MECHANICAL ENGINEERING

Water supply: from a central urban drinking water supply system.

Domestic hot water/heating/cooling: a unique hybrid (combined) system of geothermal pumps and heat pumps, the pumps alternate between different temperature conditions to provide heating/cooling for the most energy efficient use.

SEWAGE:

- Domestic sewage drainage system: consisting of a vertical shaft consisting of gravity plastic pipes and horizontal pipes installed in the parking lot (the pipes are laid with a slope according to the standard and with a sufficient number of cleaning holes for further maintenance).
- **Rainwater drain:** a pipe for draining rainwater from building and parking roofs, driveways and the area around the building. Both drains are fitted with additional sound insulation.
- **Ventilation:** the building's intake and exhaust ventilation systems are equipped with ventilation units installed on the roof of the residential buildings in special soundproof chambers, horizontal and vertical galvanized air ducts, ventilation grilles and wall fans in each room. The buildings are equipped with an automatic fume extraction system, as well as exhaust ventilation to remove pollutants emitted by cars in the parking lot. Ventilation is controlled by carbon monoxide sensors, and the waste storage rooms are also ventilated.
- **Power supply:** via a transformer station from the municipal grid, the building is supplied by a number of power lines. Metering is done per apartment, per common area and separately for the mechanical systems of the buildings.
- **Lighting:** Lighting with motion and twilight sensors is provided in the common areas. Energy-saving lighting equipment is used.
- **Intercom:** structured system with central and level-by-level units. The central equipment and the servers are also located in the dispatch office. The telecom operator will be chosen by the operating company.

Control panels will be installed in the apartments and connected to the network.

Camera system: Cameras will be installed in the lifts and lobbies to allow 24-hour surveillance.

Lightning protection: Lightning protection elements will be incorporated into the building structure: lightning protection mesh, earthing conductors.

Fire protection, fire alarm system: The building complex meets all fire safety regulations, with sufficient escape routes and fire-fighting units with access to all parts of the buildings. Smoke detectors will be installed in the common areas to signal to the central control unit. In the event of a fire alarm, doors are opened automatically thanks to the remote-control system. In the common areas, sound and light alarms signal fire alarms and light boards indicate emergency exits. All fire compartments are equipped with fire extinguishers.

COMMON PREMISES

LOBBY: each building will have a modern lobby with a comfortable waiting area, spacious guest area, mailboxes and pet foot wash basin, flooring: large stone tiles (according to the designs)
Walls: combined cladding: decor plaster, tiles, HPL panels (according to the designs) ceilings: painted plasterboard false ceiling (according to the designs)
Lighting: energy-saving decorative lamps according to the designs
Furnishings: the guest area will be furnished in accordance with the furnishing designs.
Live plants in planters add to the atmosphere of the lobby.

BICYCLE AND PRAM STORAGE:

The buildings will have storage facilities for storing bicycles and prams.
Surface finishing:
Flooring: non-slip ceramic tile / liquid flooring
Walls: decorative clapped-smoothed plaster
Walls: painting with emulsion paint
Lighting: energy-saving, motion-sensing light fixtures.

WASTE STORAGE:

One room in each building.
Surface finishing:
Flooring: non-slip ceramic tile
Walls: decorative clapped-smoothed plaster
Walls: painting with emulsion paint
Lighting: energy-saving, motion-sensing light fixtures.

FITNESS AND WELLNESS UNIT:

The 230 sqm fitness unit with a gym (cardio and free weights, group exercise room, sauna, changing rooms and showers) will be located in building D. The fitness and wellness unit is for residents only.

GUEST AREA:

A community space will be developed in building A to be used by the residents for various events, meetings and recreation.

INNER COURTYARD

The inner courtyard on top of the parking lot is only accessible to the residents and their guests. The courtyard can be accessed via the first-floor entrance. Driving into the yard is not possible. It will be a green garden with a uniform concept, equipped with an automatic irrigation system.
Upper covering: according to the garden design (gravel, paving stones, lawn, composite terrace covering), plants: automatic irrigation system, lawn, evergreen and deciduous trees and shrubs, Perennials, and ornamental plants with low allergenic impact.
Units: playground, quiet zone, garden pond, outdoor exercise equipment, furniture: gazebos, benches, litter bins.

PARKING

Parking (For Parking Space Owners Only) On The Ground Floor And Level -1. Entry Through A Barrier Gate, With Remote Control System (Remote Control/Phone Call). From The Parking, It Is Possible To Reach The Residential Building Via Elevator Or Stairs.

Number Of Parking Spaces: 352. Dimensions: 2.5 X 5.0 M, Net Height 2.4 M (Except For Those Marked On The Plan).

Every Parking Space Offers The Possibility For The Installation Of Electric Car Chargers In The Future. For This Purpose, The Project Includes A Room For Future Transformer Installation, As Well As Space For Installing An Electric Meter For Each Parking Space.

The Developer Will Actually Equip 25% Of The Parking Spaces With A 1x32A Electrical Supply To Facilitate The Connection Of Electric Car Charging Stations. These Spots Can Be Purchased For An Additional Fee.

Surface Finish:

Flooring: Wear-Resistant, Gapless And Jointless Synthetic Resin Surface.

Walls: Painted With Dispersion Paint

Ceiling: Polished Concrete Or Other Surface As Per The Plan

Road Markings And Traffic Signs According To The Approved Traffic Engineering Plan.

STORAGE

The Storage Units (Available For Separate Purchase) Are Located On Level -1 And The Ground Floor, Totaling 183 Units.

Their Area Starts From 2.5 Sqm.

Surface Finish (According To Plans):

Flooring: Porcelain Tiles / Liquid Floor Covering

Walls: Painted With Dispersion Paint On Brick Or Monolithic Concrete.

Ceiling: Painted With Dispersion Paint

Doors: In Accordance With Regulations

Lighting: Light Fixture + Switch

COMMERCIAL PREMISES

Two Commercial Premises Will Be Established On The Ground Floor Of The Building Complex.

NOTE:

1. Please Study The Description Along With The Plans.
2. The Given Description Contains The Basic Construction Of The Premises. Custom Construction Options Are Discussed Separately.