TECHNICAL DESCRIPTION
APARTMENT

1138 Budapest, Turóc utca 10.
Metrodom Beat Phase 1

1. TECHNICAL CONTENT OF THE BUILDING

1.1. Load-bearing building structures

Foundations:	monolithic, waterproof reinforced concrete slab foundation, supported by piles
Ascending structures:	ground floor to 8th floor structures: monolithic reinforced concrete pillar frame and reinforced concrete supporting walls, 30 cm thick *Porotherm 30 X-therm* brick infill walls, monolithic reinforced concrete staircase and lift core
Slabs:	intermediate slabs and end slab monolithic reinforced concrete flat slabs
Stair constructions:	precast or monolithic reinforced concrete

1.2. Roof structure

Non-accessible flat roof:	above the waterproofing and thermal insulation layer, in the places necessary for load bearing, in a fine crushed stone layer with 40x40x4 cm frost-resistant concrete walking slabs

1.3. Staircase, walkways

Floors:	colored granite granulate floor tiles with skirting
Wall:	plastered and rendered on brick surfaces and rendered on reinforced concrete surfaces with 2-layer white dispersion wall paint
Ceiling:	white dispersion painting on the rendered surface on the lower plane of the slab above the -1 basement level, building insulation of the required thickness in the required places
Building entrance door:	double-layer Low-E thermal insulation and safety glazing with solar control film, custom-made heat-bridge-free aluminum-glass portal frame with automatic retractor, opening with proxy card and key, and via the intercom from the apartments/offices/shops
Internal community doors:	Non-combustible steel doors in the color specified in the design plan, fire or smoke resistant doors in white as required by the building permit

1.4. Garbage bin storage (1 on ground floor, 1 per staircase, 2 in total)

Floor:	glazed crushed granite floor tile
Wall:	Tiling up to 2.10 m high, above that plastered, white dispersion wall paint on a plastered, rendered wall surface

Ceiling:	thermal insulation on the lower surface of the slab in the places specified in the construction plan, with a thickness calculated according to the building's energy consumption
Door:	non-combustible steel doors in RAL 7016 color
Ventilation:	mechanical extraction

1.5. Bicycle storage (1 in the ground level garage)

Design:	In a separate room located in the inner courtyard side of the garage area of Stairway C
Flooring:	*synthetic resin flooring with skirting*
Lighting:	Ceiling lights with white plastic switches

1.6. Elevator

Quantity:	One counterweighted duplex elevator group per staircase, with one small and one large cabin elevator per group, without engine-rooms
Structure:	Steel fittings, doors and external padded lining
Capacity:	8-passenger, 630 kg capacity (smaller) and 13-passenger, 1000 kg capacity, also suitable for furniture transport (larger)

1.7. Atrium

Design:	Per staircase in the 1 - 8 story part of the building, ground floor lobby, access corridors and internal corridors to the apartments on floors 1 - 8
Floors:	colored crushed granite slabs with tiled flooring
Walls:	internal walls plastered, white dispersion wall painting
Ceiling:	rendered, reinforced concrete, dispersion painting and flat plasterboard false ceiling
Railing:	Stainless steel inserts with steel rod supports
Roof:	Heat-bridge aluminum-profile glass roof, double layer Low-E insulation and safety glazing with solar control film
Vegetation:	horticultural design, easy to maintain, fast growing air purifying indoor planting

1.8. Garden

Landscaping:	jointly owned single garden with Phase 2 of the residential complex, designed according to a uniform landscaping plan

Intensive green roof:	planting soil mix and vegetation on the slab above the -1, basement level, above the waterproofing layer
Vegetation:	according to horticultural plan, fully landscaped, with automatic irrigation system
Walking paths:	concrete with decorative paving
Furnishings:	garden benches, litter bins

1.9. Community living room

Design:	Building D will be constructed on the 1st floor with the following features: community kitchenette, dining room, game console, living room set, TV, and 2 separate co-working offices
Floor:	warm flooring (vinyl, laminate parquet)
Walls:	plastered, rendered wall surface dispersion wall painting
Ceiling:	dispersion painting and/or suspended ceiling on rendered reinforced concrete
Washroom, WC:	installation as per floor plan, as specified for the apartments (tiling, sanitary ware, taps)
Electrical network:	sockets and switches as per plan
Fittings:	fully furnished, with furniture, light fittings, decoration

1.10. Wellness and pool

Design:	The ground floor - 1st floor of building E will be constructed with the following features: on the ground floor (20m x 5m) swimming pool with a depth of 1.20m, with adjacent relaxation area and direct access to the sunbathing terrace in the inner garden area. The pool area gallery contains the sauna area (Finnish sauna, infrared sauna, salt room), showers and lounging beds, with access to the dressing room via a bridge.
Floor:	floor tiles (nonslip tiles)
Wall:	wall tiling, humidity-resistant wall painting above tiling height
Ceiling:	reinforced concrete, painted and/or suspended ceiling
Washroom, WC:	Fittings as per floor plan, individually specified finish (tiling, sanitary ware, taps)
Electrical network:	sockets and switches as per design
Fittings:	fully furnished, with furniture, light fittings, decoration

1.11. Fitness - dressing room

Location:	on the 1st floor of Building E. The entrance to the fitness room is accessible from the corridor next to the lift, with direct access to the changing block and the pool area. The dressing room is located next to the fitness room, with direct access to the pool area
Floor:	floor tiles (dressing room)
	sports flooring (fitness room)
Wall:	cold tiling, plastered over tiling, painted wall tiling with humidity allowance
Ceiling:	reinforced concrete, painted and/or suspended ceiling
Washroom, WC:	Fittings according to floor plan, individually specified finish (tiling, sanitary ware, taps)
Electrical network:	sockets and switches as per design
Fittings:	fully furnished with fitness machines, mirrors, yoga mat, built-in furniture, lighting fixtures, decoration

2. TECHNICAL CONTENT OF THE APARTMENT

2.1. Non-load-bearing building structures

Facade infill walls:	*Porotherm 30 X-therm* 30 cm thick fired ceramic brick masonry from ground floor to 8th floor.
Apartment partition walls and corridor partition walls:	*Silka HML 300 NF+GT* sound-absorbing lime-sand brick masonry (apartment/corridor: 30 cm thick, apartment/apartment: 30 cm thick)
Internal partition wall:	*Porotherm 10 N+F* 10 cm thick fired ceramic brick masonry
Blade and parapet walls:	*Porotherm 10 N+F* 10 cm thick fired ceramic brick masonry
Liner walls:	according to architect's plans, masonry or plasterboard structures
Floor underlays:	reinforced concrete slab with step sound insulation layer and floating concrete subfloor
Façade construction:	building energy rated, plaster-bearing rock wool or polystyrene thermal insulation, 8 cm thick on façade infill walls, 14 cm thick on reinforced concrete walls, at least „A” energy rating certificate, with fine plasterwork
Facade cladding:	individual white fibre cement cladding, mounted on a supporting frame, on the plastered façade surfaces indicated on the architect's plans and on the parts of balconies/loggias indicated on the plans

2.2. Balcony, terrace

Terrace design:	the layering of thermal insulation and waterproofing is designed so that the walkway level of the terrace/balcony is at a height close to the walkway level of the apartment
Tiling:	on floors with antifreeze crushed granite floor tiles (minimum 8 mm thick) with skirting, bonded with flexible adhesive foam, systemic flexible grout, with flexible silicone infill at negative corners, with mesh laying (cannot be modified, not even for a surcharge)
Barrier:	double-layered bonded safety glass with stainless steel or aluminium posts in locations indicated on plan, or color-graded steel inserts with steel bars on supporting structure, and for some apartments on floors 1-2, integrated into a plant wall with expanded metal sheeting mounted on a supporting frame
Connecting gardens:	no planting or fencing in the garden areas common to the apartments (non-exclusive use) connected to the second floor green roof

2.3. Windows and doors

Entrance door:	security entrance door with reinforced security lock, steel case, burglar-proof handle set and opening stop, anti-lifting device, optical door viewer, aluminium doorstep, MABISZ certified (cannot be modified, not even for a surcharge)
Interior doors:	Paper grid inlay with decorative foil surface, solid finish, optional colour, size according to architect's drawings (bathroom, toilet, wardrobe, pantry: 75/210, living rooms: 90/210)
Windows, terrace doors:	Plastic framed 5-chamber doors and windows with 3 layers of Low-E insulating glazing (Ug: ~0.7 W/m2k), with installation of 1 slot vent (typically installed in living room or kitchen). Openings are individually designed for each apartment
Shutters:	the façade openings of living rooms, bedrooms and kitchens are designed with integrated roller shutter cases below the wall plane and motorised PUR foam-filled, thermally insulated aluminium roller shutter screens, integrated in the smart home system, with touch control operation, can be manually operated, white design glass with illuminated touch surface

2.4. Floor covering

Living room, bedroom:	laminate parquet (minimum 7 mm thick) with skirting board, underlay with foam and vapour barrier film, minimum wear resistance 31, minimum 4 optional colours
Hallway:	depending on the design of the apartment, either ceramic or porcelain stoneware tiles (8 mm thick) with skirting, mesh-pattern laying, in optional colours, or laminate parquet

	(minimum 7 mm thick) with skirting board, underlay with foam and vapour barrier film, minimum wear resistance 31,
Kitchen:	ceramic or porcelain stoneware tiles (8 mm thick) with skirting board, mesh-laying, in optional colours, or waterproof laminate parquet (minimum 7 mm thick) with skirting board, underlay with foam and vapour barrier film, minimum wear resistance 31,
Bathroom/toilet/utility room:	ceramic or porcelain stoneware tiles (8 mm thick), with skirting board, mesh laying, in optional colours

2.5. Wall covering, wall surface

Living room, bedroom, hallway, utility room:	white dispersion paint on plastered, glazed surfaces (no extra charge for coloured paint or wallpaper)
Bathroom, WC:	Bathroom up to door height, toilet up to 1.5 m height, glazed ceramic tiles (8 mm thick), with edge protection at positive edges, with mesh tiling as standard, in optional colours
Kitchen:	no tiling between upper and lower cabinets (optional at extra charge)

2.6. Heating and cooling

System:	Underfloor heating and wall-mounted fan-coil cooling units, with integrated control in smart home system, individually metered
Heat generation:	combined system of condensing gas boilers installed in the boiler room and heat pumps installed on the staircase superstructure
Piping:	in-floor heating ducting for surface heating and in-floor and in-wall ducting for fan-coil cooling units
Heating:	underfloor heating in bedrooms, living room, bathrooms with temperature-measuring thermostats integrated in smart home system, towel dryer radiator socket in bathrooms (towel dryer radiator available as an option at extra cost)
Cooling:	fan-coil cooling units in living rooms and bedrooms, integrated in smart home system with temperature measuring and fan-coil fan speed control thermostats
Cooling and shading:	keeping shutters closed and shading with blinds is necessary for efficient operation of the cooling system

2.7. Water and wastewater

Plumbing:	hot and cold water supply and return pipes for domestic hot and cold water are plastic, branch pipes in the apartments are five-layer plastic pipes in the wall or floor
Waste water drainage:	in bathroom and toilet, plastic piping

Measuring cabinet:	Heat meters in corridor wall cabinets, connected to heating/cooling system, separate water meters connected to hot and cold water supply

2.8. Ventilation

Ventilated rooms:	interior (not naturally ventilated) bathrooms, toilets and utility rooms (pantry)
Ventilation system:	Ducting system consisting of metal ductwork elements. In toilets, bathrooms and utility rooms, individual extractor fan with electric switch, in kitchens, connection in the wall of the kitchen or, if the kitchen shafts are outside the kitchen wall, plasterboard covered ducting from the shafts to the kitchen. The exhaust air is discharged above the roof plane
Ductwork:	in shaft, metal ventilation ducts

2.9. Sanitary fittings and fixtures

Washbasin:	white porcelain, *Villeroy & Boch* or equivalent
Hand wash:	only in separate toilets, white porcelain, *Villeroy & Boch* or equivalent
Bath:	170x70 cm white acrylic bath, built-in, with tiled bathtub apron, chrome overflow set (only in bathrooms where a bath is indicated on the floor plan).
Shower tray:	90x90 cm white synthetic marble with standard shower siphon and chrome cover (shower cabin not included in the technical content). Where a built-in shower is indicated on the floor plan, it is a tiled shower with a built-in plinth of 5-7 cm in height
Faucet:	*Hansgrohe* or equivalent chrome single lever basin, bath and shower faucet. For bath faucet, hand shower set with shower rod. Shower faucet with hand shower set with shower rod. (The installation of the shower rod is the responsibility of the tenant.)
Toilet:	White porcelain deep-flush wall-mounted console toilet bowl with *Villeroy & Boch* or equivalent under-wall flush tank, with long and short flush dual knob design.
Washing machine connection:	Wall-mounted waste water connection and cold water inlet, in the bathroom as indicated on the floor plan or in the utility room where indicated on the floor plan
Dishwasher connection:	with water intake via the combined valve of the kitchen sink and waste water outlet via the combined siphon of the sink (the sink tray and siphon are not part of the technical content)

2.10. Mains electricity

Measuring cabinet:	ELMŰ approved type, electric meters of the apartments are installed in groups per level in the electric meter cabinets

Power, installation:	1x32A in studios and one- and two-bedroom apartments, 1x50A in larger apartments, the cabling up to the apartment distributors for two-bedroom apartments allows for an extension to 1x50A.
Electrical installation:	complete installation according to EN-60364. Building contact neutralisation (TN-C-S network) with EPH network . Contact protection inside the apartment is provided by a separate FI relay

2.11. High current electrical fittings

Sockets:	white plastic fittings
Electrical switches:	switch integrated in smart home system, white design with glass cover, illuminated touch surface
Stove:	outlet in the kitchen in the location shown on the floor plan, only electric stoves can be installed in the apartment
Number of sockets:	2-4 sockets in living and bedrooms, 2-4 sockets above kitchen counter in kitchen, 1-1 separate socket for refrigerator, dishwasher and extractor hood. In the bathroom, 3 sockets, 1 above the sink (next to the mirror), 1 for the washing machine (if there is no washing machine in the bathroom as shown in the drawing, there is no socket for the washing machine) and 1 for the towel dryer radiator. In the case of apartments with a separate utility room, 1 socket for the washing machine and 1 socket for the drier. The exact number and positioning of sockets in the living room, bedrooms and kitchen is determined by the electrical design, which can be reviewed during the technical consultation

2.12. Low voltage electrical network and fittings

Telecommunications network:	Protective conduit and CAT6 wiring network, 1-1 double socket in living room and bedrooms. Contract with the service provider is the responsibility of the buyer
Telecommunications provider:	the telecommunications network of the building and the apartments will be installed by the selected telecommunications provider, the common area network will be owned by the telecommunications operator and will be used for the services provided by the operator. Other operators may build the network and provide telecommunications services in the building, following the decision of the general assembly after the condominium has been created
Intercom:	Audio-video intercom with touch-screen control from an indoor unit, the outdoor units are at the main entrance of the residential building and at the staircase entrances

2.13. Smart home system

General description:	*Z-wave* standard system communicating with radio wave technology, ready to install and expandable on demand. For custom configuration, programming and remote control of devices, a personal computer, a smartphone or a tablet and an internet connection are required and provisioning of which is the responsibility of the owner
Central smart switch:	glass touch panel installed in or near the entrance hallway, in a designed location, to control the 4 basic functions of the system
Thermostat:	wall-mounted thermostat in each of the living rooms, bedrooms and bathrooms, remotely accessible and programmable via the internet through the smart home app, plus manual temperature and fan-coil fan speed adjustment, digital temperature display
Motion sensor:	Motion sensor in the entrance hallway to detect the opening and closing of the entrance door, no security functions. Power supply provided by batteries, to be replaced as necessary
Smart lighting:	smart switch, touch control operation, can be manually operated, white design with glass panel, illuminated touch surface

2.14. Lighting

General description:	standard wiring with outlets, 1 bulb per room. The positioning of the outlets is according to the electrical plan, it is possible to review it in a technical consultation
Room, hallway:	1 or 2 ceiling outlets per room, depending on the layout,
Bathroom:	1 ceiling outlet with socket and light bulb, 1 separate wall outlet above the washbasin at a height of approx. 200 cm
Kitchen:	1 ceiling light with socket and light bulb, 1 separate wall light for lighting under the upper kitchen cabinets at a height of approx. 150 cm
Balcony, terrace:	wall or ceiling light with bulb and socket (not optional), with indoor switch. Facade mounted lamps are made in the position as designed, with the same finish everywhere (no possibility of changing this)

3. SELECTION AND MODIFICATION OPTIONS, MISCALLEANOUS PROVISIONS

The technical content as defined in the floor plan and in these specifications may be changed or alternatives may be chosen only within the scope and time limits specified in the pre-purchase contract.

3.1 Selection and modification (within the specified deadline and to the extent technically pos-sible, in compliance with the applicable regulations)

3.1.1 Structural construction phase

Interior door location, opening direction
Ceiling light, location of high and low voltage outlets
Location of plumbing and drainage points (sink, washbasin, washing machine, bath, replacement of bath with shower and vice versa)
The fee for the preparation of the necessary plans (architecture, mechanical engineering, electricity, ventilation) is HUF 50.000 + VAT per field, However, if plans are needed for multiple fields, the total fee is capped at HUF 100,000 + VAT.

The above fee limitation does not apply if the changes affect the underfloor heating circuits causing the floor plan to also change. In this case, the buyer is obliged to pay the full cost of the mechanical redesign of the underfloor heating according to an individual price quote, irrespective of the above discount.

Deadlines:

1st floor	CLOSED
2nd floor	CLOSED
3rd floor	CLOSED
4th floor	CLOSED
5th floor	CLOSED
6th floor	CLOSED
7th floor	CLOSED
8th floor	CLOSED

3.1.2 Floor tile, wall tile colour, tile layout, laminate flooring and interior door colour

Selection deadlines:

1st floor	CLOSED
2nd floor	CLOSED
3rd floor	CLOSED
4th floor	June 09, 2026
5th floor	July 01, 2026
6th floor	July 01, 2026
7th floor	July 01, 2026
8th floor	September 17, 2026

4. SIZE DEVIATIONS

4.1. The Seller informs the Buyer that the room dimensions on the floor plans of the apartments annexed to the (Pre)purchase Agreement and the total useful floor area indicated on the floor plans are calculated with the use of nonplastered, unrendered, raw brick walls and concrete pillars, and that the plaster and cladding reduce these dimensions and floor areas.

4.2. The Seller hereby informs the Buyer that there may be a discrepancy in size between the area of the balcony or terrace shown on the marketing floor plan referenced in the Preliminary Sale and Purchase Agreement and the floor area recorded in the Deed of Foundation; this discrepancy is due to differences in the method of calculation. In the Deed of Foundation, when calculating the floor area of the balcony or terrace—in accordance

with legal requirements—the values serving as the basis for the land registry entry must be indicated, where not the entire paved surface is taken into account.

4.3. The net ceiling height of the apartments is ~260 cm. The ceiling height in the area below any plaster-covered mechanical ducting under the ceiling must reach 220 cm, these plaster-clad areas are shown on the layout plan of the apartment.

The Buyer has received this technical specification from the Seller, has read and understood its contents and accepts it in accordance with the provisions of the Property (pre)sales contract between the parties on the subject of the property indicated in the technical specification.

The Parties, having read and interpreted the present Technical Specification, sign it and approve it as being in full agreement with their intentions at the same time as the property (pre)sales contract.

Budapest, 2026.

Metrodom Beat Start Ltd. Seller	Buyer	Buyer