metrodomgreen

Phase 2

TECHNICAL DESCRIPTION
APARTMENT

1097 Budapest, Vaskapu u. 51-53.

1. TECHNICAL CONTENT OF THE BUILDING

1.1. Load-bearing building structures

Foundations:	monolithic, waterproof reinforced concrete slab foundation, supported by piles
Ascending 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 the 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 apartment
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
Ventilation:	mechanical extraction

1.5. Bicycle storage (1 large communal)

Design:	In a separate room with 1 entrance located to the right of the ground floor car driveway on Vaskapu Street within the building, accessed through the garage area
Flooring:	*synthetic resin flooring with skirting*
Lighting:	Ceiling lights with motion sensor switch

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. Stairway Lobby/Main Entrance: (Main lobby is located on Phase 1)

Design:	Ground floor + 3 stories, 76 sqm floor area with main entrance on Vaskapu Street side
Floor:	Colored crushed granite slabs with 6 cm plinth - Travertine limestone paving
Wall:	front walls glazed, heat-bridge free aluminum curtain wall with internal steel support structure, internal walls clinker tile cladding
Ceiling:	rendered, reinforced concrete, dispersion painting and flat plasterboard acoustic suspended ceiling
Furnishings:	Mobile or built-in seating, indoor plants, mailboxes
Package point:	Service-independent parcel reception facility for parcels ordered by home delivery (located in the walkway next to the reception desk in Phase 1)

1.8. Garden

Landscaping:	jointly owned single garden with Phase 1 of the residential complex, designed according to a uniform landscaping plan
Intensive green roof:	minimum 40 cm thick 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, wpc paving
Furnishings:	garden benches, litter bins

1.9. Playground (located in phase 1, including equipment)

Bordering, toys:	Drinking fountain, outdoor exercise station, boulder wall, playground equipment, swings, slide, multi-purpose artificial turf field, rubber surface

1.10. Gym (located in Phase 1)

Floor:	sports PVC flooring
Wall:	rendered reinforced concrete or, on brick surfaces, rendered, 2-layer dispersion interior wall paint, glued mirror, plywood
Ceiling:	2-layer of indoor dispersion wall paint on reinforced concrete surface
Entrance door:	metal frame door, proxy card opening
Equipment:	various types of cardio and fitness devices (such as treadmill, elliptical trainer, indoor bike, lower and upper body fitness devices), bench with weight set, rack

1.11. Bathrooms, restroom (located in Phase 1)

Facilities:	1-1 male and female toilet with shared washroom lobby, 2 shared shower rooms
Flooring:	colored granite floor-tiles
Walls:	Ceramic glazed tiles up to 200 cm high, above with 2 layers of indoor dispersion wall paint
Ceiling:	flat plasterboard on suspended ceiling 2 layers of interior dispersion wall paint
Sinks:	1 - 1 white semi-porcelain washbasin, at least 55 cm wide, with single lever matt black washbasin tap
Toilet:	1 woman’s and -1 men’s toilets
Shower:	2 shower stalls, sized according to floor plan, built-in, tiled, with built-in rim 5-7 cm high, with shower faucet and shower set

1.12. Wellness (located on Phase 1)

Floor:	colored granite floor-tiles
Wall:	glazed ceramic tiles on rendered reinforced concrete surface up to 200 cm high, 2 layers of indoor dispersion wall paint above it
Ceiling:	2 layers of indoor dispersion wall paint on reinforced concrete surface or on a flat plasterboard suspended ceiling
Saunas:	complete, ready to use, 1 Finnish sauna (4-6 persons), 1 infrared sauna (2 persons), 1 salt cabin (4 persons)

Others:	shower with mood lighting, benches, chairs

1.13. Community living room and children's playroom (located on Phase 1)

Floor:	vinyl flooring and carpeting
Walls:	plastered, rendered wall surface, dispersion wall painting
Ceiling:	rendered reinforced concrete, dispersion painting
Washroom, toilet:	installed in the hall of the sauna, furnished according to the floor plan, finishes as specified for the apartments (tiling, sanitary ware, taps)
Electrical network:	wiring, sockets and switches as specified for the apartments
Fittings:	fully furnished with furniture, lighting, decorations and toys (based on interior design plans)

1.14. Rooftop terrace/grill terrace (located in Phase 1)

Design:	located in staircase "A" of phase 1 on the 11th floor rooftop level
Floors:	decorative floor paving
Vegetation:	intensive and semi-intensive green roof islands
Roof terrace:	benches, sunbathing areas, picnic benches
Barbecue terrace:	fixed electric barbecue, outdoor kitchen counter, outdoor tables and seating furniture, chairs

1.15. Solar panels

Design:	flat roof 20 kW capacity, connected to community meters

1.16. Co-working office

Design:	Ground floor co-working office and mini-meeting room with 61 sqm of floor space, oriented towards the internal garden, accessible from the lobby corridor, and accessible from the ground floor corridor of the staircase A of Phase 1
Floor:	vinyl flooring and carpeting
Walls:	plastered, glazed wall surface, dispersion wall painting
Ceiling:	rendered reinforced concrete, dispersion painting
Washroom, toilets:	installed in the hall of the sauna, according to the floor plan, in the finish specified for the apartments (tiling, sanitary ware, taps)
Electrical network:	wiring, sockets and switches as specified in the apartments, community WIFI
Equipment:	fully furnished, 5 workstations, meeting room, closed telephone booths, furniture, lighting, decoration (according to interior design plans)

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
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, 14-20 cm thick on reinforced concrete walls, at least „A" energy rating certificate with fine plastering or brick cladding
Facade cladding:	brick cladding from ground floor to 3rd floor, insulated system compliant rendering from the 4th floor

2.2. Balcony, terrace

Balconies:	on floors 2-3 and 5-10, the balcony floor is at nearly the same height as the floor level of the apartment
Loggia, terrace:	on the 4th floor, due to the layering of the thermal and water insulation, 2 steps allow access to the outside, the walkway is a maximum of 40 cm above the indoor floor level, for loggias, the floor is 1 step and a maximum of 20 cm above the floor level of the apartment
Tiling:	on floors, antifreeze granite floor tiles (minimum 8 mm thick) with accompanying skirting, bonded with flexible adhesive foam, systemic flexible grout, negative corners with flexible silicone infill, mesh laying (cannot be changed for extra charge; on loggias, 2.0 cm thick fitted floor tiles on 4th floor loggias and paving stones on the rooftop terrace
Railing:	anthracite powder-coated balustrade with sticks on floors 2-3, white powder-coated sticks on floors 5-10; masonry balustrade on loggias on floor 4, no balustrade on roof terraces towards the green roof, only a raised plinth

2.3. Doors and windows

Entrance door:	security entrance door with reinforced security lock, steel case, burglar-proof handle set and opening stop, anti-lifting device, door

	viewer, aluminum doorstep, MABISZ certified (cannot be changed for extra charge)
Interior doors:	Classen type paper grid inlay with decor foil surface finish in optional colors, in sizes according to architectural plans (bathroom, toilet, wardrobe, pantry: 75/210; living rooms: 90/210)
Windows, terrace doors (1st floor):	windowpanes in curtain wall without roller blinds (conventional, external roller blinds cannot be retrofitted, only internal shading) - 7016 profile color, with 3 layers of glazing
Windows, terrace doors (floors 2-10)	doors and windows with 7 *air-chamber* plastic frames, with 3 layers of thermal insulation glazing (Ug≤ 0.7 W/m2k), in accordance with the relevant regulations, with 1 ventilation gap per apartment (typically in the living room or kitchen). Openings are individually designed for each apartment
Shutters:	on floors 2-3 and floors 5-10, the façade openings of the living rooms and kitchens are equipped with integrated roller shutters below the wall plane and motorized PUR foam-filled, insulated aluminum roller shutter screens, integrated in the smart home system, with touch control operation, also manually operated, white design glass with illuminated touch surface. No external roller shutters will be installed in the 1st floor apartments, nor can they be installed in the future. On the 4th floor, the shutters on the front windows will be the same as on the other floors, with no shutters on the terrace doors opening onto the internal loggias and on the fixed glass walls

2.4. Floor coverings

Rooms:	*Diego Standard Plus* made laminate parquet (min. 7 mm thick) with color-harmonized skirting board, foam sheet underlay and vapour barrier film, abrasion resistance 31, in a minimum of 4 selectable colors
Hallway:	depending on the design of the apartment, either ceramic or porcelain stoneware floor tiles (8 mm thick) with skirting, mesh, in optional colors or *Diego Standard Plus* laminate flooring (min. 7 mm thick) of the same type as the living room, with color-harmonized skirting, foam sheet underlay and vapor barrier, abrasion resistance 31, in at least 4 selectable colors
Kitchen, utility room:	Cersanit made ceramic or porcelain stoneware floor tiles (8 mm thick) with skirting, mesh laying, in optional colors, or water-resistant laminate parquet (minimum 7 mm thick) with color-harmonized skirting, underlay with foam and vapor barrier film, minimum wear resistance 31
Bathroom, toilet:	Cersanit made ceramic or porcelain stoneware floor tiles (8 mm thick), with mesh laying, in selectable colors

2.5. Wall covering, wall surface

Living room, hallway, utility room:	white dispersion painting on plastered, glazed surfaces (no extra charge for colored paint or wallpaper)
Bathroom, toilet:	bathroom tiles up to door height, toilet tiles up to 1.5 m height, Cersanit made ceramic tiles (8 mm thick) with plastic edge protection on positive edges, with mesh tiling as standard, available in selectable colors
Kitchen:	no tiling between the 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:	a combined system of condensing gas boilers installed in boiler room and heat pumps installed on 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, in bathrooms with plug-in preparation for towel dryer radiator (towel dryer radiator optional at extra charge)
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 windows closed and shading is necessary for the efficient operation of the cooling system

2.7 Water and wastewater

Plumbing:	domestic hot and cold-water supply and rising mains are plastic or galvanized steel pipes, branch pipes in the flats are five-layer plastic pipes in the wall or floor
Waste water drainage:	plastic piping in bathrooms and toilets
Metering cabinet:	heat meters in corridor wall housing, connected to the heating system, separate water meters connected to the 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 shaft of the kitchen or, if the shaft is outside the kitchen wall, plasterboard covered ducting from the wall to the kitchen. The exhaust air is discharged above the roof plane
Ducting:	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 enclosure not included in technical content). Tiled shower with 5-7 cm high built-in plinth where a built-in shower is indicated on the floor plan
Faucet:	*Hansgrohe* or equivalent chrome single lever basin-, bath- and shower faucet. Bath and shower faucet with hand shower set, shower rod
Toilet:	White porcelain deep-flush wall-mounted console toilet bowl *Villeroy & Boch,* or equivalent, with under-wall flush tank, long and short flush two-button design
Washing machine connection:	Wall-mounted wastewater 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 wastewater outlet via the combined siphon of the kitchen sink (the sink tray and siphon are not part of the technical content)

2.10 Mains electricity network

Meter cabinet:	Hensel type ELMŰ approved type meters, electrical meters of the apartments are installed in groups per level in the electrical meter cabinets
Power, configuration:	1x32A in studios and one- and two-bedroom apartments, 1x50A in larger apartments. For studios and one-bedroom apartments, the cable to the distribution boards is 3x10 mm^2, for two-bedroom apartments and above, the cable to the distribution boards is 3x16 mm^2 in thickness
Electrical installation:	complete installation designed according to EN-60364. The building is equipped with contact protection (TN-C-S network) with EPH network. Contact protection inside the apartment is provided by a separate FI relay

2.11 Mains electrical fittings

Sockets:	Legrand Niloé made white plastic fittings
Switches:	switch integrated in smart home system, white design with touch glass panel, illuminated touch surface
Stove:	outlet in the kitchen as per floor plan, only electric stove can be installed in the apartment
Number of sockets:	2-4 sockets in living rooms, 2-4 sockets above kitchen counter in kitchen, 1-1 separate socket for refrigerator, dishwasher and extractor hood. In the bathroom, 3 plugs, 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 plug for the washing machine) and 1 for the towel dryer radiator. The exact number and positioning of sockets in the living rooms and kitchen is determined by the electrical design, which can be reviewed at the technical consultation

2.12 Low-current wiring and fittings

Telecommunications network:	Protective conduit and CAT6/CAT5e wiring, 1 to 1 double socket in living room and bedrooms. Contract with the service provider is the responsibility of the buyer
Telecommunications provider:	The telecommunications network for the building and the apartments will be installed by the selected telecommunications provider, which will own the network running in the common area and provide the services. Another service provider may build the network and provide telecommunications services in the building, subject to a decision by the general assembly after the condominium has been created
Intercom:	Audio-video intercom with touch screen control from an indoor unit, outdoor unit 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 or smartphone or tablet and an internet connection are required and must be provided by the owner
Central smart switch:	*MCO MH-SP414* glass touch panel installed in or near the lobby, in the designed location, to control the 4 basic functions of the system
Thermostat:	digital *MCO-MH5* wall-mounted thermostats in each of the rooms and bathrooms, remotely accessible and programmable via smart home system, and manual temperature setting, digital temperature display

Motion sensor:	*Philio PST02-B* motion detector in the lobby to detect the opening and closing of the entrance door, no security functions. It is powered by a battery, which must be replaced when necessary.
Smart lighting:	*MCO MH-S 411* and *412* smart switch, touch control operation, can be manually operated, with white design glass panel, illuminated touch surface
Manual control:	*MCO* smart shutter switch, touch control operation, can be manually operated, with white design glass face, illuminated touch surface for apartments equipped with shutters (see section 2.3).

2.14 Lighting

General description:	Standard wiring with outlets, 1 outlet per room. The positioning of the outlets is according to the electrical plan, which can be reviewed at 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 outlet, 1 separate wall outlet for lighting under the upper kitchen cabinets at a height of approx. 150 cm
Balcony, terrace:	Side wall or ceiling light with bulb and light socket (not optional), with indoor switch. Frontal luminaires are made in the position as designed, all with the same finish (no possibility to change)

3. SELECTION AND MODIFICATION OPTIONS, MISCALLEANOUS PROVISIONS

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

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

3.1.1 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 preparing the required design plans (architecture, mechanical excluding heating, and electrical) 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 price restriction shall not apply if the floor heating circuits also change as a result of changes to the floor plan. In this case, the buyer shall be obliged to bear the full cost of the mechanical redesign of the floor heating in accordance with an individual quotation, irrespective of the above discount.

Selection 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
9th floor CLOSED
10th floor CLOSED

3.1.2 Floor tile, tile color, tile layout, laminate flooring and interior door color

Selection deadlines:

1st floor CLOSED
2nd floor June 15, 2026
3rd floor July 1, 2026
4th floor July 1, 2026
5th floor August 15, 2026
6th floor September 15, 2026
7th floor October 1, 2026
8th floor November 1, 2026
9th floor November 15, 2026
10th floor December 15, 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 non-plastered, 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 at least 260 cm on floors 1-9 and 290 cm on the 10th floor. In areas where plaster-clad mechanical ducting runs below the ceiling, the minimum clear height is 220 cm. These plaster-clad areas are indicated on the apartment layout plan.

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 (Pre)Purchase Agreement between the parties on the subject of the property indicated in the technical specification.

The Parties, having read and understood the present Technical Specification, sign it and agree to it as being in full conformity with their intentions.

Budapest, 2026.

Metrodom Green Betula Ltd. Seller	Buyer	Buyer