



Technical Description

1. LOCATION

Práter Park residential development will be constructed in Budapest's 8th district, Práter street 73, on a 1,485 sqm lot.

2. BUILDING DESCRIPTION

2.1. Zoning

The Práter Park Condominium will contain 89 homes, 1 office, 45 covered parking places, also storage places and common areas. The building will comprise a ground floor plus 8 residential floors.

On the 1st floor the apartments facing the interior of the building will have garden connection. An inner garden will be created on the first floor of the building.

2.2. Functions

- On the ground floor an office, community room, lobby, waste container, 45 parking spaces, storages, electrical, mechanical and operational premises will be developed.
- All parking space owners will get an electric opener to the remote controlled, motorized sectional garage doors.
- Camera system will be installed around the building.
- The lifts (for 15 persons) and the staircase will serve each floor.

2.3. Mechanical systems

- The heating and the hot water supply of the apartments will be provided by a central self-running boiler through circulation pipe network. Each apartment will be provided with separate measurement for heating, cold and hot water and electricity. Apartments can be heated by radiators with a separate thermostat head valves. The radiators will be from steel panels, in the bathrooms the radiators will be installed with towel dryer.
- The heating and cooling, cold and warm water consumption measurement of each apartment will be controlled by a central remote reading system.
- Rooms with windows thus provided with natural ventilation doesn't have mechanical ventilation
- The ventilation of bathrooms and toilets will be provided by a central ventilation system.
- The possibility of installing cooker hood above all stoves will be provided
- Mechanical ventilation will not be installed in the pantry rooms
- The heating piping will be multilayer plastic or copper pipes built under the floor
- The material of the water system's supply and riser pipes will be raw galvanized steel pipe or a 5-layer plastic casing pipe. In the apartments five-layer plastic pipes will be installed the floor; the drain pipes will be from PVC. To measure the cold and hot water consumption each apartment will be equipped with a separate meter.
- A sun collecting system will be installed on the roof in order to reduce electricity consumption in common areas
- In the building only a central boiler will be connected to the gas pipeline system to ensure the building's complete heating and hot water supply. The homes will not have gas connection, nor for

heating purpose, neither for the kitchen. Gas connection cannot be established in the future any use.

- Access Control: A card (token) will allow access at the entrance from the staircase, and at the driveway to the garage.

3. ARCHITECTURE, STATIC

3.1. Foundation:

The reinforced-concrete footwall of the building will be situated on grabbed pile base. On the ground level, the floor of the garage and the storage facility will be surface hardened smooth concrete. The ceiling above the ground floor will be equipped with thermal insulation.

3.2. Load-bearing structures, frontal design

- Vertical structure: The building will have monolithic reinforced concrete pillar structure, with changing column dimensions. The front wall will be 20 cm reinforced concrete, or 30 cm brick wall, with the appropriate degree of thermal insulation fitted system. The facade will be partly noble plaster, partly paved. The walls of the staircase garnish will be reinforced concrete structures, which will have a stiffener role.
- Horizontal structure: The slabs will be reinforced concrete, with hidden connecting points, acoustically separated (soundproofed) jacks. A 5-6 cm thick concrete base will be made above the sound-insulating layer on the slab structure.

3.3. Walling

- The outer envelope walls are usually masonry structures made of 30 cm brick building blocks with plaster board insulation system, and plaster or paved surface. All exterior walls will comply with the valid heat technological standards.
- The internal apartment dividing walls, and the side walls of the corridors, will be a valid sound absorbing structure, made of sound-proof Porothersm Macuphon bricks.
- The inner partition walls will be made of 10 cm thick brick elements.

3.4. Bases

A 5-6 cm thick concrete base will be above the step-sound-absorbing system layers.

3.5. Communal areas

- The doors between the parking lots and the staircase will be painted steel doors according to the valid fire protection regulations.
- The staircases and corridors will be covered with ceramic flooring ceramic tiles and matching pedestals. The plastered wall surfaces and ceiling plaster surfaces will be covered with white emulsion paint.
- The waste storage the floor and the walls will be covered up to 2 meters height with ceramic tiles and matching pedestals. The plastered wall surfaces and ceiling plaster surfaces will be covered with white emulsion paint.
- The post boxes and the intercom system will be placed in the lobby.
- The portals and the main gate at the ground floor will be from metal heat insulated profiles. The other doors in the common areas will be from steel.
- Individual lamps and wall outlets will not be established in the storages. Electricity connection will not be available. The storages will be enlightened from the corridors. The storages will be separated with openwork lattice structure, the doors will be from the same material.

3.6. Locksmith structures

Balcony and staircase bars will be custom made locksmith structure, and will have painted or from natural surface with glass insertions on the designed places.

4. SERVICES OF THE BUILDING

- CCTV security recording system will be used around the building. The garage and stairway doors will use a token entry system. Cameras will be installed at the garage entry, the main gate and the lobby. The cameras will operate with digital recording.
- If it is demanded alarm system can be installed in the apartments for additional cost.

5. TECHNICAL SPECIFICATION OF THE APARTMENTS

5.1. Entrance door

Aesthetic designed steel reinforced doors, with security locks closing at several points and looking out slot in accordance with fire- and anti-theft protection regulations and MABISZ (Association of Hungarian Insurers) rules.

5.2. Windows and French windows

- Split, heat and sound insulating glazed plastic windows, with tilt and turn hinges and white powder-coated metal fittings, interior and exterior window sill.
- Heat and sound insulating glazed plastic patio doors, with tilt and turn hinges and white powder-coated metal fittings.
- The fenestrations will be suitable to receive roll-over shutter box.
- One of the fenestrations will be installed with venting element in the living room.

5.3. Inner doors

Advanced, final surface treated foil flush doors with standard door handle set and honeycomb core installation option.

5.4. Flooring

- High wear-resistant laminated and impregnated, 7mm width flooring with HDF underlayment and 40mm wide matching laminated baseboards in the rooms.
- The moldings will be 4 mm wide matt metal colored
- First class ceramic floor with matching baseboards in the bathroom, toilet and kitchen
- Frost-proof floor on the balconies, corridor, and glazed ceramic floor in common areas – one colored in the whole building.
- Laminated or ceramic floor will be in the inner hall and corridors, depending on construction design (indicated by the Seller on the attached appendix-layout).

5.5. Wall covering

- The walls will be covered with first class tiles in bathrooms and showers up to door lintel, and minimum 150 cm in toilets.
- In the kitchen, between the upper and lower cabinets, a 60 cm wide strip will be covered with first class glazed wall tiles.

5.6. Painting

White color dispersion painting will be everywhere. The walls will have plastered surfaces. Ceilings will have primer-surface, and after smoothing polishing two layers of white dispersion wall painting.

5.7. Sanitary equipment

- In the bathroom and toilet white basin and WC boat, steel membrane shower and bath tub, or acryl corner tub will be placed in the amount and location as indicated on the attached layout.

- Chromium -plated one armed taps, and wash basin without hidden siphon and terminal for the washing machine will be placed in the bathroom.
- Built in toilet and bathroom fittings are not part of the agreement.
- Toilet bowl in pendant design with recessed plastic containers and plastic dual pressure plate will be installed
- Sanitary products will be in white color from or similar to the first class “Alfoldi” brand’s reference level semi-porcelain product family.
- The dishwasher can connect to the sink and drain valve.

5.8. Heating and hot water supply

The heating and hot water of the apartments will be supplied by a central boiler. Each apartment will have separated thermostatic head valve providing the possibility of turning on an off the heating for seasonal reasons. Radiators will be installed with hidden mechanical cables. Towel-dryer heater in the bathroom.

5.9. Electric installation

- Electrical supply of the apartments: 1x16A +1x10A+1x6A.
- Aggregated Amount meters will be installed on each floor.
- Electrical installation: copper wires in protective tube network with fittings in white color and safety earthing.
- Number of sockets per room:
 - Kitchen 7 peaces
 - Bathroom 2 peaces
 - Living room 5 peaces
 - Bedroom 4 peaces
 - Balcony 1 peace
- Placed in the middle of each room will be a ceiling mounted light space switch operating, with lamp bulb socket and bulb for the purpose of temporary lighting.
- The kitchen will have a separate wireless switch space, light space under the upper cupboards connection is possible, as well as three-phase cooker connection opportunities will be created.
- The light space will be above the sink in the bathroom will be switch operated, with lamp bulb socket and bulb for the purpose of temporary lighting.
- On the balconies an outdoor wall lamp will be installed, switch operated that is placed inside. A socket will be built on each balcony.
- In every room will be lamp bulb socket and bulb for the purpose of temporary lighting.
- A separated socket will be placed in the living room for the air-conditioning unit.
- The lamps – except the wall lamps on the balconies – are not included.
- The internal apartment dividing walls will not be graved, so as sockets or switches will not be placed on the walls. If necessary floor mounted sockets will be placed.
- The electric meters will be placed on each level in a separated box in the corridors. The apartments’ 220V electric box will be placed inside, above the entrance doors.
- The electrical lighting fittings will be a white color Schneider ANYA (or same quality).
- In the communal areas the lighting fittings and lamps will be chosen according the function of each space. Such will operate with either motion sensors or switch panels and timer switches.

5.10. Low voltage systems

- CAT-5e cabling will be running from the connecting boxes to the network termination point. In each room 2-2 network termination points will be created, which can be tv/internet/telephone connections.
- A pushbutton keypad will be installed at the main gate.
- Door entry intercom system will be installed.
- Conduits for alarm system won’t be made.

- Seller will conclude an operating agreement with a communication network supplier, in order to enable the apartments for using telephone, internet and cable TV services and to ensure that the communication network will be reachable in time.
- An automatic fire alarm system will be installed in the public spaces. Heat and smoke ventilation system will be used in the garage.

5.11. Suspended ceiling

If necessary, hiding of the mechanical pipes, devices and the optional cooling will be carried out by constructing suspended ceiling and beam, which may decrease the clear height of the flat.

6. OPTIONS FOR TECHNOLOGICAL ALTERATIONS

Technological alterations and issues about the inner construction of apartments are to be reconciled between Buyers and a constructing company (hereinafter Contractor) delegated by the Seller.

6.1. Buyer changes

It is possible for the Buyers to submit modifications for additional charge regarding their own apartment contingent to Seller's decision, if the changes

- Do not affect the outside appearance and structure of the building,
- Do not implement a lower quality standard either from the point of view of technical parameters and outward appearance of the common property or those of the private property,
- Will not be to a disadvantage either for the prospective joint owner of the condominium or to a third party,
- Do not endanger the time schedule of the project and the relevant contracts, agreements and rights.
- Realizing of any alteration can only be done with the permission of the Seller and after paying the agreed additional charges.

6.2. Alteration possibilities

6.2.1. Choosing from basic price collection

- inner doors and windows
- ceramic covers
- floor shoulder material
- laminated parquets
- faience & sanitary

The above list contains those materials which can be chosen without compensation from the Buyer until the deadline stated by the Seller. After the deadline there is no more alternative, units will be constructed in standard design, determined by the Seller. Price of standard design products is included in the purchase price.

6.2.2. Products that can be ordered for additional charge:

- Inner doors, windows which differ from standard design
- Higher quality laminated floor, parquet
- Ceramic and tile covering in differing size and design
- Electric and mechanical fittings of which size and design differ from the planned ones
- Unique sanitary equipment (WC, basin, bath tub, shower, tap)
- Cooling system installation and device
- Alarm system installation
- Shutter

Buyer can only choose from the products of those suppliers which are assigned by the Contractor. It is not possible to choose from any other source. Buyer is obligated to compensate the total cost of the ordered materials and fittings. Contractor realizes the installation of the ordered materials after the fulfillment of terms in Points 7-8.

6.2.3. Alteration of the inner construction

Depending on Seller's decision and approval, Buyer has an opportunity to ask for modification in the original layout – only if it is technologically possible – for extra cost until the deadline determined by the Seller. Seller does not consider any alteration request after such deadline.

7. TERMS OF TECHNOLOGICAL ALTERATIONS

- 7.1. Each alteration request has to be noticed to the Contractor after concluding the sale and purchase agreement. Modifications can be constructed only with the Seller's permission.
- 7.2. All necessary work has to be performed by a subcontractor chosen by the Contractor.
- 7.3. Seller informs the Buyer about the deadline of reconciliations about the final technological contents in a letter or at the conclusion of the contract.
- 7.4. In case of Buyer chooses from the standard design collection until the stated deadline and does not require for further modifications, no administration cost will be charged above the purchase price. In case of choosing extra products compensation is required.
- 7.5. Contractor provides possibility for a maximum 2 hours free consultation per each kind of modification about the terms and deadlines of the mechanical and electric construction facilities of the required alterations (inner design, extras etc.). Contractor can only provide such consultation after conciliating an appropriate date.
- 7.6. Further consultations between Buyer and Contractor for private requirements are possible against payment of 15,000 HUF/hour + VAT according to the terms of Point 8. After finishing the personal consultation Seller and Contractor do not receive any further modifications neither by phone nor by fax or email.
- 7.7. The quotation offered by the Contractor should be accepted in writing by the Buyer within 5 working days. In the case a Buyer does not reply within the deadline, Seller is entitled to have the apartment constructed in standard design.

Buyer, Contractor and Seller enter a separate contract about the acceptance of the offer. An invoice will be issued according to the accepted quotation. Buyer and Seller declare that the amount of this invoice is not part of the purchase price. Omission or delaying of payment means the ignoring of the required modifications.

- 7.8. The technical alterations can contain planning fee too, depending on the complication of the alteration.
- 7.9. Contractor and Seller are not obligated to carry out all modification requests. Seller and Contractor do not perform any construction which is complicated or too much differs from the original plans.
- 7.10. The Buyer may not privately purchase materials and products to be built in during the construction.
- 7.11. Buyer should not hire any private contractor in his/her own apartment until the handing over. In this case Buyer is liable for all damages concerning the common areas. Seller takes responsibility only for those structures and constructions, which are totally carried out by the Seller. Any alteration performed after the handing over means the partly or total losing of construction guarantee.

7.12. The Parties put on record that during construction Seller is entitled to use materials which differ from the technical description as long as are in similar quality and value. Seller and Buyer declares that in case of any failure in the supply of materials - listed in the technological description or chosen during the reconciliations - caused by any reason out of Sellers/Contractors competence (e.g. termination of material's manufacturing), Seller is entitled to modify the technological content and Buyer will not have any further claims.

8. REGULATIONS OF TECHNOLOGICAL ALTERATIONS

Buyers' alterations of inner construction can be carried out according to the following regulations:

- Considering of the minimal size of premises determined by OTEK (Hungarian Construction and Building Standards)
 - living room without kitchen min.17 m², rooms minimum 12 m²,
 - half room minimum 6 m²
 - room doors minimum 0,90/1,90m
- Number and function of different premises can be modified only until the stated deadline.
- Load-bearing walls cannot be altered, not even in case of redemption.
- Alterations cannot affect the outside appearance of the building, not even the covering of the balcony. Alterations are only possible in the inner space of the apartments. External parts - balcony, terrace, green roofs - are elemental parts of the façade, this way cannot be altered.
- The constructed material and design of common areas (for example: standard entrance doors) cannot be altered.
- Separating insulation walls, bolsters, slabs between the apartments cannot be subsequently graded.
- Place of standpipes and vent stacks cannot be modified.
- Partition walls can be replaced, altered within the given schedule, by an agreed quotation.
- New utility pipe installation is only possible within approved distance from each other and with the construction of an appropriate endings.
- Replacing of radiators is only possible with the permission of the mechanical engineer, until a certain phase of construction. Radiators must be installed to the definite places and pressure tests are needed for the professional and correct installation of the devices.
- Installation of hydro-massage and vapor-bath is possible, but it requires further planning. In case of these devices Contractor installs only the terminal points. The respective devices will be installed by the supplier's professionals as in the term of guarantee.
- In case of choosing extra covering materials, cutting waste should be counted in the amount calculation.

9. SURVEY OF CONSTRUCTION

- Seller hands over the apartments in totally completed condition according to the above technical description. Seller provides a possibility for a Buyer walkthrough the purchased apartment on his/her own liability with the attendance of a Contractor's employee.
- Please note that the building area is specifically dangerous, entering into this area is strictly regulated by the security guards. Visiting the apartments is only possible in a determined agreed upon time which fits the working processes. We kindly ask you to keep those regulations.