1. A BRIEF DESCRIPTION OF THE BUILDINGS

1.1 Location

The residential buildings are located in Zugló, in the XIV district, in the vicinity of the popular Városliget (City Park), in the area bordered by Ajtósi Dürer row, Zichy Géza and Abonyi streets, where both modern living space and green environment are present.

1.2 Description of the buildings

Building 1 has one staircase and P+F+9 floors high. Buildings 2 and 3 each have two staircases and one part of the building is P+F+9 and the other part is P+F+7 stores high. The first floors of the buildings will be partly semi-intensive and partly extensive with green areas. The buildings' wraparound balcony bands, glass balustrading and decorative grid elements in places on the façade give a 'double skin' appearance, while also providing appropriate articulation through alternation. The building will be constructed with a highly advanced hybrid heating and cooling mechanical system (a combination of ground source and air-to-water heat pump on the primary side and a ceiling mounted heating and cooling system for the apartments on the secondary side), ensuring that the building will be energy rated AA+ at the time of planning permission (the energy rating of the individual apartments as stand-alone units may differ).

2. TECHNICAL CONTENT OF THE BUILDING - GENERAL

2.1 Load-bearing building structures

Foundation: Monolithic reinforced concrete waterproof slab foundation, supported by piles.

Load-bearing structure: The proposed residential building will be constructed with a traditional load-bearing structure, monolithic reinforced concrete frame, flat slab slabs, reinforced concrete core and reinforced concrete reinforcing walls.

Façade: The basement and ground floor walls will be of monolithic reinforced concrete construction, while the residential floors will have a mix of monolithic reinforced concrete wall sections and frame infill walls.

Slabs: structurally dimensioned monolithic slabs with a load capacity of 2.0 kN/m2 for apartments and 2.5 kN/m2 for car storage and associated access roads.

Stair constructions: Prefabricated stair arches with monolithic reinforced concrete structure with rests.

2.2 Lobby, staircase, and corridors

Flooring: high quality flooring will be used in high priority areas such as lobbies and elevator lobbies. In common areas, corridors, staircases, stone porcelain, or resin tiling will be used, with a plinth of appropriate material depending on the function.

Seller _____ Buyer(s) _____

Walls: Priority areas, such as lobbies and lift lobbies, will be designed on the basis of separate interior plans. The painted surfaces will be finished with 2 coats of white dispersion paint with Q3 quality preparation.

Ceiling: Priority areas such as lobby and elevator lobbies will be based on separate interior design plans. The painted surfaces will be finished with 2 coats of white dispersion paint in Q3 quality preparation, with suspended ceilings in the corridors accessing the apartments.

Lobby furnishing: the lobby will be designed according to a specific interior design. The lobby will also house the mailboxes for the apartments.

Electricity network, metering: Electricity meters for the building, communal distribution boards and apartments will be located in the electrical switch room and in meter cabinets per floor. The electrical network within the corridors, stairwells and apartments is provided by copper or equivalent conductors and fittings in wall, floor, ceiling, and suspended ceiling conduits.

Lighting: lighting in the communal areas will be provided by motion sensor-controlled luminaires with the required level of protection. At the entrances, dusk-to-dawn lighting will be provided.

2.3 Technical content of the garage

Flooring: structurally dimensioned monolithic slab and, at the lowest level of the building, reinforced concrete waterproof slab base with load-bearing structure, with a flooring system typically made of a resin coating system suitable for cleaning, with a plinth of its own material.

Car parking: car parking areas are separated by painted partitions, with the possibility of physical separation (walls, pillars, etc.) depending on the architectural design. Above and around painted car parking areas there may be mechanical and electrical wiring, fittings and equipment which do not interfere with the intended use. The minimum clear headroom for walkways is 2,10 meters and for parking spaces 1,90 meters.
Walls: Raw reinforced concrete structures and masonry structures shall be provided with thin concrete coatings/smoothing in the required places and white paint, depending on the type of masonry.

Ceilings: mechanical drains will be installed in the ceilings, the building structure will be insulated where necessary, with or without painting in some places, and will be transferred to a vertical structure not extending below 1,9 m ceiling height, in accordance with thermal regulations.

Garage door: The garage door is a sectional motorized garage door with remote control.

Staircase doors: The doors between the hall garage and the staircase are fire-resistant steel doors, in accordance with the regulations.

Heat and smoke ventilation: Standard heat and smoke ventilation will be installed in accordance with the relevant regulations.

Safety ventilation: A standard CO ventilation system will be installed in accordance with the relevant regulations to ensure safe exhaust ventilation.

Lighting: Ceiling luminaires will be installed with the required number of luminaires and luminous intensity, equipped with motion detectors.

Mechanical wiring: The mechanical and electrical backbone wiring of the building will be suspended from the ceilings of the garage areas.

Electrical network: the car floor and mechanical areas will be fitted outside the walls.

Seller

Buyer(s)

Electric car charging: a lockable electric power point with individual metering will be provided at each entry position. Power 1x16A.

Gas powered cars: for fire and safety reasons, the garage cannot be used with gas powered vehicles.

2.4 Technical content of storage facilities

Flooring: Flooring is typically made of resin suitable for cleaning.

Ceiling: Unfinished slab insulation, based on thermal design or untreated reinforced concrete surface with exposed mechanical wiring and electrical trays.

Storage ceiling height: The minimum clear ceiling height in storage rooms is 1,9 m, and the room may also have mechanical and electrical wiring, possibly fittings, not directly affecting this property, routed through the area above the clear ceiling height.

Wall: Reinforced concrete or masonry construction, with thin concrete and/or render as appropriate to the masonry, with a white painted finish.

Door: The storage room has a lockable, lockable and / or carpentry-type door.

Ventilation: Adequate ventilation of the storage room is provided by mechanical ventilation and a ventilation grille integrated into the door or by a ventilation grille under the door leaf of the size specified by the mechanical engineers.

Power supply: Lighting is supplied from a common mains supply.

Lighting: lighting in the containers will be motion-activated and mounted outside the walls.

2.5 Waste storage

The floors of the refuse bins shall be made of resin or cold tiles suitable for cleaning. With washable wall cladding along the vertical structures, with a plastered, glued wall surface with dispersion wall painting above. Fire-resistant steel doors shall be installed between the trash room and the connected rooms, in accordance with the regulations. The rooms for the storage of rubbish shall be equipped with mechanical air extraction and hot and cold-water supply. The refuse bins shall have motion-activated lighting.

2.6 Bicycle storage

The floor is covered with a resin floor covering suitable for cleaning. The bicycle storage areas will be equipped with motion-activated lighting.

2.7 Green areas

The ground level is grass-covered, with an irrigation system and paved surfaces. On the first floor, semi-intensive and extensive green areas have been designed alongside the paved area.

2.8 Elevators

The building will have one silent modern passenger lift group with one small and one large car lift per staircase.

2.9 Roof structure

The buildings will be of flat roof construction with PVC, rubber, or asphalt sheet waterproofing, with thermal insulation in accordance with the architectural design.

Seller _____ Buyer(s) _____

2.10 Windows

Ground floor: Lobby rooms on the ground floor, custom-made heat-bridge-free aluminum-glass portal frames with 3 layers of heat-insulating glazing, opened by proxy card and code, and from the apartments via intercom.

Upstairs doors and windows: made of modern aluminum profile system with 3 layers of thermal insulation glazing, excellent air tightness. In each apartment where there is at least one 270 cm wide doorway, a lift-and-slide door will be installed.

Internal windows and doors: aesthetic and technical windows and doors will be installed in all common areas.

2.11 Façade

The façade will be covered with a large amount of fiber cement, mixed with a plastered façade in some sections. An additional decorative element is the secondary shell - a decorative steel or aluminum lattice element - appearing on each section. Balcony/terrace railings and balcony partitions are glazed.

3. TECHNICAL CONTENT OF THE APARTMENTS

3.1 Ceiling height

The ceiling height of the dwellings is typically ~2.77 m in the living rooms, except in rooms with suspended ceilings. The connections for the ceiling heating system are turned out at one point in the apartment (the ceiling of the hallway and the adjoining wardrobe), with the distribution manifold mounted on the ceiling next to it. A monolithic plasterboard suspended ceiling will be installed to conceal the mechanical components in these rooms, resulting in a useful ceiling height of ~2.40 m in these rooms. For maintenance of the mechanical components, a revision opening will be made in the false ceiling, in white.

3.2 Wall constructions, wall surfaces

Partition walls: The partition walls between the apartments will be made of a 25 cm sound-absorbing, high-strength lime mortar brick partition wall e.g. Silka or equivalent or reinforced concrete wall construction, or between the apartments and the corridors a reinforced concrete wall construction.

Internal partition walls: Inside the dwelling, the walls are made of 10 and 12.5 cm plasterboard, on 50- and 75-mm galvanized steel frames, with 2x12.5 mm plasterboard on both sides, with mineral fiber soundproofing infill throughout. In the case of external partition walls, on 50 mm or 75 mm galvanized steel frames, 2x12,5 mm outer layer with impregnated plasterboard cladding, with waterproofing in the specified locations, tiled cladding, with mineral fiber infill.

Facade and partition walls: constructed with the same structure as the partition walls of the apartments, in thickness and height in accordance with the architectural and engineering plans, using materials appropriate to the function.
Finishing of walls in non-wetroom areas: depending on the type, the internal walls of the dwellings will be finished with a Q3 quality thin concrete render/smoothing in the required areas, or with 2 coats of white dispersion paint, depending on the type, with no choice of color finish. The inner side of the façade walls facing the flats will also be rendered and, depending on the façade material, plastered with 2 coats of white dispersion paint.

Bathrooms, WC: The bathrooms will be finished with a full tile up to the height above the door frame, in Class I. (Exact tile height depends on the tile type chosen individually). All positive corners and vertical tile edges will be sealed with edge protection. Above cladding with spackle, 2 coats of painted finish.

Seller _____ Buyer(s) _____

Kitchen: A laminated backsplash panel is installed between the upper and lower kitchen cabinets in accordance with the standard kitchen design.

3.3 Floor tiles

Floor underlays in the dwelling: An acoustic (step sound insulation) separation layer (floating underlay) is installed on reinforced concrete structural slabs to provide step sound insulation.

Living room, wardrobe, hallway, kitchen: class I strip parquet or laminate flooring with water-repellent coating protection, available from the collection provided by the seller. With tiling change rails where required, in optional colors, dilated in the position indicated on the plan, with skirting boards of the make.

Bathroom, WC: The bathrooms are covered with class I gres tiles. The tiles for the apartment can be chosen from the collection provided by the Seller.

3.4 Ceilings, suspended ceilings, false beams

Ceilings: ceilings are finished with a plasterless, glulam finish or with 2 coats of white dispersion paint, no color finish is available.

Suspended ceilings, false beams: The concealment of mechanical pipes and equipment and ventilators is achieved, where necessary, by the construction of false ceilings or false beams, which in some places entail a reduction in ceiling height. If necessary, a false ceiling other than those planned may be requested at an extra charge.

3.5 Shutters, blinds

Entrance doors: entrance doors with optics overlooking the entrances to the apartments, with a central lock with multi-point locking, MABISZ certified and 30 minutes fire protection, in non-optional colors.

Interior doors: interior doors are of corner edge design, with a molded door leaf, with a tubular or paper grille insert, with a full door leaf, with a retrofittable case, nominal size ~90/213 cm for living rooms, ~75/213 or ~90/213 cm for bathrooms, toilets, closets, pantries, with metal handles. Optionally available in several glazed versions. Without threshold, with a profile for changing the enclosure under the door leaf, with an air gap under the door leaf in bathrooms and toilets to support air exchange.

External doors and windows: The front doors of the apartments are made from an aluminum profile system. In each apartment - where there is at least one 270 cm wide doorway - a lift-and-slide door will be installed.

Shutters: motorized shutter shutters integrated into the smart home system (can be operated from a switch or via the smart home system), with a guide rail for mosquito nets in addition to the housing. Only plisse mosquito nets can be installed in the openings. No mosquito nets will be installed, the customer can order them afterwards at his own discretion.

3.6 Kitchen and built-in furniture

The apartments will be delivered with high quality kitchen furniture, sink basin, taps and full appliances (e.g. Miele, AEG, Bosch or equivalent equipment).

The following kitchen units will be installed in each apartment:

Garage and one-bedroom apartments	5 lower units
Two-bedroom apartments	6 lower units
Three or more bedroom apartments	7 lower units

Seller Buyer(s)

The decorative foil front, countertop, and handle type may be selected from the collection specified by the Seller. A laminated backsplash panel shall be installed between the lower and upper cabinets, also selectable from the Seller's designated collection. The kitchen units will be fitted with a sink and a tap of the type offered by the Seller.

3.7 Balcony and terrace

Balcony slabs running around the building, monolithic reinforced concrete structures with Schöck or equivalent thermal break with cladding chosen by the investor. The lower surfaces of the structures are plastered and coated with protective paint, the front surfaces are covered with fiber cement. Balcony/terrace railings and balcony partitions are glazed. The balcony partitions do not close up to the balcony slab above.

4. MACHINERY

4.1 Heating, water supply

Heating system: The building is heated, and hot water is produced by geothermal heat pump installations and a renewable energy system based on the combined operation of air-to-water heat pumps. The heating water produced is distributed to the apartments in a two-pipe system, where heat meters with an individual remote reading function measure the consumption of each apartment. The heating of the dwellings can be controlled individually by thermostats in the living rooms. Consumption is shared based on the consumption measured by sub-meters.

Cooling system: the building also has central cooling energy production, which can be controlled independently per apartment. The complete heating system is provided centrally by the building's central heating system, which is individually controlled. The system provides a high level of comfort as no individual indoor and outdoor equipment is required, making it completely draught and noise free. Sensors integrated in the system continuously monitor the humidity and automatically adjust the cooling circuit above the so-called dew point to avoid condensation. The proper functioning of the cooling systems requires the use of shading devices. Conventional (split-system) air conditioning units and standard fittings are not provided for the dwellings. Consumption will be shared based on the consumption measured at sub-meters.

Heating radiators: the apartments will be equipped with a ceiling heating/cooling system to ensure a high level of comfort, so that radiators will not take up space in the living rooms.

Sewage: The sewage and storm water systems inside the building will be separate and will be separated from the building and will be piped to the public sewers through plastic pipes.

Consumption meters: Some sub-meters with a remote reading function are installed inside the dwelling with a metal, plasterboard or joinery revision door - in a non-residential room - but sub-meters are read from a common area, no access to the dwelling is required to read the meters.

4.2 Ventilation

Bathrooms, toilets, pantries: in rooms without natural ventilation, air is extracted via individual fans, exhausted to the roof via a collector. When each room is in use - bathrooms, toilets, utility rooms and pantries - they are controlled by a light switch. Air is supplied through ~15 mm gaps between the room doors and the floor, and ultimately to the dwelling as a whole through air inlets in the windows.

Kitchen extractor hoods: a ducting system consisting of duct elements with non-return valves will be provided for kitchen extractor hoods. The air exhausted from the kitchen will be collected in a side duct system in a string outside the kitchen, which will discharge the exhausted air 4.3 above the roof plane.

4.3 Plumbing fixtures and fittings

Washbasins: sinks and hand basins offered in standard design are part of the Villeroy or equivalent range, with matching high quality Hansgrohe or equivalent taps.

Hand wash basins: Standard design wash basins and hand washers are part of the Villeroy or equivalent range, with matching high-quality Hansgrohe or equivalent taps.

Bathtub: The bathtub is a choice of specific elements from the Riho or equivalent range, also paired with a Hansgrohe or equivalent complementary faucet.

Shower tray: The shower tray is a choice of specific elements from the Riho or equivalent range, also paired with a Hansgrohe or equivalent complementary tap.

Shower enclosure: For the shower enclosure, a choice of specific elements from the Riho or equivalent range.

Faucet: High quality Hansgrohe or equivalent faucets are installed as standard.

Toilet: toilets (Villeroy or equivalent range) are cantilevered with an integrated frame with Grohe or equivalent range pressure plates.

Washing machine connection: in all bathrooms (or other rooms indicated on the plan, e.g. domestic) in the dwelling, electrical, water and wastewater connections for washing machines will be provided.

Dishwasher connection: in the kitchen of each dwelling, a dishwasher connection will be provided on the electrical, water and wastewater sides, with combined valve and siphon.

Vanity fittings: Vanity fittings are not included in the turnkey design, it can be purchased and installed by the Buyer after taking possession.

Bathroom radiator: bathrooms have electric heated towel dryer radiators.

5. ELECTRICAL SYSTEMS

5.1 High voltage electrical network

Meter cupboard: for the energy supply of the apartments, the meter cupboard will be located on the apartment level in a common area.

Meters: meters will be installed in the meter cupboards on the ground floor.

Power, installation: The apartments are equipped with 1*32A meters.

5.2 High voltage electrical fittings

General description: The apartments will be fitted with modern and well-designed electrical fittings.

Sockets: In the optional colors provided by the Seller, generally horizontally aligned at a height of 30 cm, in the kitchen above the kitchen counter at a height of 110 cm and behind the lower kitchen counter at a height of 50 cm for the dishwasher, 40 cm for the electric connection of the fridge and hob and 80 cm for the oven connection, as listed below. 150 cm in the bathroom.

Switches: In the optional colors specified by the Seller, or equivalent, generally arranged vertically at a height of 110 cm.

Seller _____ Buyer(s) _____

Stove: Electric cooker in the kitchen as shown in the floor plan, only electric hob and electric oven can be installed in the apartment.

Number of sockets: 5 to 5 in each living room and in the living room, 4 in the kitchen plus the necessary connections for the kitchen appliances (extractor hood, microwave, electric oven and hob, dishwasher, refrigerator), 3 in the bathrooms (for washing machine, towel dryer, shaver), 1 230 V socket in the hallway or corridor. On balconies, 1 outdoor socket per apartment.

5.3 Low voltage electrical network and fittings

Smart home solutions: Devices that can be remotely controlled can be controlled in a traditional way, i.e. locally, independently of the smart home system (light switch, thermostat).

Central unit: The device is placed in the hallway near the front door.

Tablet: Apple Ipad ~10" tablet for smart home control.

Residential thermostats: part of the mechanical system, which can also be controlled via the smart home system.

Shading: Motorized shutters can be operated from the smart home system.

Day lighting: Operated by a local pushbutton switch and controlled from a smart home device.

TV/Internet: 2x1 RJ45 sockets for TV in each living room and living room, and one for computer connections in the living room, considering the furniture plan.

Intercom: The intercom system will be provided with digital outdoor units with door release function, with a video intercom system in the apartments. Access to the stairwells from the garage levels will be via access doors. Personal (lobby) entrances can be opened by proxy card or code.

Fire alarm: the building is designed in accordance with the fire classification and the legislation in force, with smoke compartments, smoke-free lobbies, smoke detectors in common areas.

Security: A video camera security system with digital recording will be installed at the entrances and in some common areas of the building. On the 1st floor, in the apartments with terraces overlooking the internal garden, all rooms with front windows and entrance doors, and in the apartments on the upper floor, a motion-sensor alarm system with monitoring of the entrance door will be installed, without the installation of any devices.

5.4 Lighting

General description: standard wiring with outlets, sockets, light sources and terrace luminaires only in the cases specifically listed in the technical specifications. The placement of the outlets is according to the electrical plan.

Room, hallway, wardrobe: 1 ceiling light fitting per room, +1 fitting above the dining table in the living room.

Bathroom: One light fitting per ceiling and one on the wall above the washbasin.

Kitchen: Ceiling light fittings as per relevant plans and side wall fittings for counter lighting.

Balcony: sockets will be provided per dwelling on terraces/balconies/loggias, with wall mounted light source (not optional), with indoor switch. Façade luminaires will be positioned as planned, all with the same design (no change possible).

Seller _____ Buyer(s) _____

Lighting fixtures: lighting fixtures for the apartments are not part of the standard equipment of the apartments, they are provided by the Buyers (of course, the corresponding wiring and switch will be provided).

6. POSSIBILITY TO REQUEST A CHANGE

At the specific request of the purchasers, it is possible to make a proposal for a modification to their own dwelling if:

- it does not affect the appearance of the building or 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 negative consequences for the neighbors 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, extractor system, intercom system, drainage system, etc.).
- it does not affect the allocation of pre-dimensioned cooling-heating panels and does not negatively affect their operation and/or use.

As stated above, the design of the building façade and common areas and the garden are entirely the responsibility of the Investor and no change requests can be accepted. In this respect, the common parts include the external windows, entrance doors and fittings, balcony/loggia/terrace cladding, staircase and stairway cladding, balcony railings, terrace wall colors, electrical and other fittings (e.g. doorbells) in the staircase and balconies, and light fittings.

Choice of materials: the Buyer is free to choose from the given sample collections the following materials and alternatives, if the technical schedule allows: choice of colors for cold and hot tiles, choice of colors for interior doors, choice of colors for kitchen furniture, choice of colors for electrical fittings and types of sanitary fittings.
Special orders: buyers can request a different design from the standard design, both in quantity and in higher quality, from the extra/supplementary range defined by the seller, for an individual quotation and extra charge.

The purchase price does not include: decorative elements of the tiling (mosaic and decorative tiles, etc.), bathroom fittings (mirrors, soap dish, etc.), light fittings, tension rods, other built-in furniture.

The Seller reserves the right to replace the materials, structures, equipment or technologies described in the technical specifications by products or technologies of at least the same technical quality as those specified above in cases of official specifications, difficulties of procurement or other technically justified cases.

The Buyer has received this specification from the Seller, has read and understood its contents and accepts it in accordance with the provisions of the Registration Agreement, the Pre-Purchase Agreement and the Final Purchase Agreement between the parties relating to the property specified in the specification.

Budapest, ...

Seller

Buyer(s)