

BUILDING PLAN FOR MULTI-FLAT CONDOMINIUM

Budapest, XIII., Reitter F u. 100 – Tahi u. 71. hrsz.: 27114

DEVELOPER: *CROWN GARDENS KFT.* (1072 Budapest, Dob utca 53.)

BUILDING LOCATION: *Budapest XIII. kerület. Reitter F. u 100. Tahi u. 71. hrsz. (topographical number) 27114*

1. PROJECT DESCRIPTION

The planned building complex named “*The GARDENS*” will be built at the corner of Reitter Ferenc utca and Tahi utca, district XIII, in multiple stages. In compliance with the local building code, regulatory plan and other relevant legislation, the complex will have an “L” shaped layout for the row of houses, 1 cellar level + ground floor + 5 floors with a flat roof, consisting of 35 plus 36 flats.

Key parameters of the building:

- at the cellar level, residential storage units located to the right and to the left of the stair core – on the ground floor, automated parking lots, while in the rear part of the building, open-air covered parking lots will be established. The garden has free access beside the staircase, through the yard. The building hallway will feature an exclusive limestone cladding design as preparation for the experience offered by the rear garden.
- each building will have a staircase, and a lift suited for moving furniture in line with the relevant OTÉK regulation (Schindler, capacity: 1,125 kg, 15 persons).
- on each floor, 1 to 5-room flats of various floor spaces are planned to be established on both sides of the vertical transportation core, with an internal corridor. The planned structure facilitates partial or full merger or separation of flats, to suit customer needs.
- the internal yard on the lot will be landscaped into a recreation garden with exclusive gardening features

The building appearance is adjusted to the gradually emerging new residential area. The use of materials on the façade follows modern, sleek solutions: large surfaces of homogenous look, using only few different materials, and mostly natural materials. The use of limestone cladding on the outside ground floor wall, and colourful rows of balconies across the façade, will lend a unique appearance to the building.

Changes to the floor plan were mostly aimed at facilitating sales with better conditions under the Family Housing Allowance (CSOK) scheme.

The excavation of public utilities and roads for the lot will be carried out from the asphalt roads Reitter Ferenc utca and Tahi utca.

The real estate has all public utilities, and is connected to the gas, water, sewage and electricity public utility networks.

2. BUILDING LAYOUT

2.1. Building data (stages I and II)

Topographical number: 27114

Zone classification: L2-XIII-V

Building mode: row of houses

Lot area: 2,210 m²

Maximum permitted building coverage ratio: 60 % (1,326 m²)

Planned building coverage ratio: 50.9 % (564+561 = 1,125 m²)

Maximum ratio of underground building area: 70 % (1,547 m²)

Planned underground building area: 47.1 % (555+486 = 1,042 m²)

Gross floor area ratio: 2.5 (5,525 m²)

Planned gross floor area: 2.5 (2,744+ 2,780 = 5,524 m²)

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Minimum green areas: 20 % (442 m²)

Green areas: 22.5 % (500 m²)

2.2. Parking lot calculator

Number of flats: 1x36 +1x35 = 71 (1 parking space per flat)

Number of parking spaces (automated, on the ground floor): 20+22=42

Number of parking spaces (below the rear wing on the ground floor): 6+8 = 14

Number of parking spaces (in the yard, on the ground floor): 8+7 = 15

Total: 71

3. MATERIALS USED, STRUCTURES, EXPECTATIONS FOR BUILDING ENGINEERING AND ELECTRICITY:

I. CONSTRUCTION OF STRUCTURES

Foundation: Monolithic reinforced concrete slab foundation made of a watertight material, or micro pile foundation

Cellar walls: Monolithic reinforced concrete, made of a watertight material, functioning as buttresses.

Façade walls: Ytong Lambda system walls featuring excellent thermal insulation, with reinforced concrete columns or pillars where necessary, and covered with properly dimensioned non-flammable thermal insulation on the façade.

Walls dividing flats and walls to the corridor: 20 cm thick walls made of Silka calcium silicate sound insulating bricks.

Partition walls: 10 cm thick walls made of Ytong blocks.

Interim slabs: Monolithic reinforced concrete slabs, flat both on the top and on the underside.

Closing slab: Monolithic reinforced concrete slabs, flat both on the top and on the underside.

Balcony/terrace partition elements: For divided (conjoining) balconies, the partition elements will be made of coloured glass in steel frames, while for roof terraces, wooden structures will guard privacy and divide the terraces.

II. ARCHITECTURE

Façade thermal insulation: Properly dimensioned non-flammable thermal insulation in line with the relevant regulations at the thermal bridges, reinforced concrete structures and flame blocking structures.

Façade plastering: Thermal insulating basic plastering with tinted top render, the colour will be selected by the designer.

Façade and base covering: Installed stone flooring, as indicated in the design drawing.

Internal plastering: Wall surfaced will be plastered, while ceilings will be made with gypsum plastering.

Internal surfaces: Walls and ceilings will receive two coats of gypsum plastering, followed by two coats of white dispersion paint.

Flooring: In rooms and living rooms, soundproof floating laminate flooring (foam underlayment) with moulding identical with the colour of flooring.

Tile stone floors: The kitchens, bathrooms and toilets in the flats will have floating tile flooring, using tiles rated PEI III as a minimum, with metal floor trims used to join different floorings, matching the selected flooring*. Internal stairs and communal spaces will have ceramic flooring rated PEI IV as a minimum.

Balcony and terrace flooring: Covered with frost resistant ceramic tiles.

Wall covering: Bathroom and toilet walls will be covered by fitted wall tiles up to a height of 2.10 m /1.20 m, with plastic edge trims on positive edges, matching the selected covering.

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Water insulations: PVC or modified bitumen sheet insulation. Silicone grease will be used against industrial water in the bathrooms under and beside bath tubs and shower basins up to the height of 200 cm, with sealing tape applied in the corners in bathrooms.

Thermal insulation of closing slab: thermal insulation above flat roofs, thickness: 26 cm as a minimum.

Acoustic insulation of ceilings: Soundproofing against footfall, thickness: 2 cm.

Garage doors: Electric, remote controlled, automatic white sectional garage doors.

Entrance doors: Heat insulated safety door panel in a steel frame, with spyhole and multi-point safety lock, and certified by the Association of Hungarian Insurance Companies (MABISZ).

Interior doors: Laminate doors that can be installed subsequently, with anodized aluminium door handles, normal locks, and, for bathrooms and toilets, with toilet locks.

Façade windows: White plastic windows eliminating thermal bridges, with anodized handles and integrated weather bar. U-value: U-window=1.1 W/m²K

Facade shutters: Built-in shutter frames, no shutters installed. Conduits will be provided for electric operation.

Tinning: Tin structures (gutters, drains, wall and chimney flashings) will be made of painted aluminium sheets (Prefa).

Kitchen: Kitchen furniture is shown on the design drawing for information purposes only and as the basis of designing electric and engineering connectors and covering.

Kitchen appliances: Kitchen appliances are not covered in the contract.

Furniture: No closets and furniture will be provided in the flats, but a possibility of subsequent installation will be considered on designing.

Access ceilings: In corridors, access ceilings will be installed, made of solid or perforated drywall.

III. BUILDING ELECTRICITY

Energy supply: Energy supply of flats: 2x10 +1x16A. The distribution board will be mounted on the wall above the entrance door, or sunk into the wall.

Preparation of alarm system: Preparation of the alarm system for each flat, with protective conduits sunk into the wall (for a door open alarm sensor for the entrance door, and for a maximum of 3 motion sensors per flat).

Intercom: Outdoor unit at the two staircase entrances, indoor unit in the hallway in each flat, comprising a phone and a door opening function.

Phone: A telephone connection point will be installed in each room. Cabling will be provided within the flat only.

Antenna: There will be an antenna connection point in each room. RG11u cabling will be provided within the flat.

Fixtures: Sockets, connection points, switches, colour options available, a product line with variable and modular frames. Type: Sedna or similar in terms of type and quality.

Sockets:

In kitchens: a double socket for the refrigerator, a socket under the sink for the dishwasher, 3x1 connectors above the worktop, three-phase wall cabling for the hob and oven, and a connection point for the extractor hood above the hob.

In living rooms: 2x1 sockets next to the antenna, + 2x1 sockets

In master/large bedrooms: a double socket next to the antenna, + 2x1 sockets, one socket at the entrance below the lighting switch, for cleaning

In bedrooms: 3x1 sockets will be provided.

Bathroom: one socket text to the mirror, one socket for the washing machine, +1 socket for the tower radiator.

Terrace: one protected outdoor socket for each balcony or terrace

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Lighting: In the flats, lighting is prepared with pendant cord sets and 60W LED. On balconies, protected lighting with plastic shades will be installed. In the middle of each room and above the dining space, a connection point for a ceiling light will be provided, above the mirror and the kitchen worktop, connection point for wall lamps.

Switches: In hallways, corridors, master and large bedrooms two-way switches, otherwise double-pole switches.

In kitchens: One double-pole switch,

In bathrooms: One double-pole switch – to switch the ceiling lamp and the wall lamp. The switch for the wall light will also switch the light beside the mirror. Bathrooms and toilets without windows will have fan delay switches connected to the lighting switch.

Communal spaces: Corridor lights will have pressure switches and timers. The parking space will be equipped with light tube lighting operated by pressure switches and timers, or by motion sensors. Separate meters will be installed for electricity used for the yard and the communal areas within the buildings. The vehicle gate will have an electric opener. In each storage space, a locally switched cellar lamp will be installed. Separate meters will be installed for electricity use in the yard and the communal areas of the buildings.

Lightning protection: a lightning protection system that is compliant with the relevant regulations and the National Fire Code (OTSZ) will be installed (multiple rods, conductors and concrete foundation ground)

IV. BUILDING ENGINEERING

Water and sewage: Each flat will have a cold water outlet and a sewage outlet, each building will be equipped with a central water meter and a filter. Each flat will have a slot prepared for a water meter.

Water pipe system: The base and uptake water pipe will be made of galvanised steel.

Drainage system: The drainage system installed below the reinforced base will be made using PE pipes. Within the buildings, PE sewage and rain pipelines will be installed, with soundproofing in the shaft.

Watering, garden taps: In the communal garden, a garden hose will be installed with a valve and its own water meter.

Sanitary ware: Sanitary ware includes white semi-porcelain washbasins, hand wash basins, wall-mounted toilets, as indicated in the design drawing. Bathtubs will be white acrylic tubs with cover panels matching the respective type. Shower trays will be white acrylic.

Appliances: Toilet cisterns will be concealed double flush cisterns, with a flush plate, and a toilet carrier frame. Type: Geberit or similar in terms of type and quality.

Water taps: ceramic, single armed, colour chrome. Type: Bavaria or similar in terms of type and quality. In each bathroom shown in the architectural design drawing, a cold water outlet will be set up with a drain for a washing machine. In each kitchen, a water outlet and a drain will be set up for the sink, with no sink and tap provided.

Gas: In the building, gas supply will be set up only up to the boiler house; the flats will have central heating, and the hobs and ovens will use electricity.

Flue gas stack: The boiler house for central heating will be located on the ground floor. The properly dimensioned chimney will reach above the roof.

Heating: The flats will have individual heat energy meters, equipped with valves for throttle, selection and regulation, which will be installed in the same meter cabinet as the cold and industrial hot water meter. In the flats, there will be a pvc pipe system with protective piping in the floor and in the side walls. Heating units in the bathrooms will be towel radiators, while in the rooms VOGEL&NOOT flat panel radiators or other units of identical value. Radiators will be supplied with thermostatic valves, except in living rooms, where a room thermostat will be installed to control heating.

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Cooling: Technical preparation for the installation of an air conditioning system in the living room of each flat will be provided. Electric connection and waste water drain will be established, as well as the connection between the indoor and outdoor units. Type considered: LG split air conditioner or similar in terms of type and quality.

Ventilation: in indoor rooms (toilets, bathrooms) a delayed action wall-mounted ventilator will provide ventilation through a joint airway leading through the roof. In kitchens, a connection facility for installing an extraction fan will be provided.

CROWN GARDENS KFT. reserves the right to build with and use different materials or products of identical quality during the implementation, as opposed to those specified in this Technical description.

Builder: **CROWN GARDENS KFT.**

Designer: Casiopea Group Kft.