TECHNICAL SPECIFICATION - GREENTOP

INVESTOR: **AVICO Elor Kft.** (H-1138 Budapest, Népfürdő utca 22., A. épület 5. emelet)

PLACE OF CONSTRUCTION: H-1135 Budapest XIII., Zsinór utca 30-34. – Reitter Ferenc utca 96-98., Hrsz. 27115

PROJECT DESCRIPTION:

The designed building with the fancy name ***"GREENTOP"*** will be realised on a corner plot at the corner of Reitter Ferenc utca and Zsinór utca in District XIII, and will connect the new buildings of the block. In accordance with the local building regulations, the regulatory plan and other relevant legal regulations, an apartment building will be built with 79 apartments, in an "L"-shaped unbroken row of buildings, with 1 basement level + ground floor + 5 floors with a flat roof, so this newly built modern apartment building will significantly increase the quality of residential buildings in the area.

Main parameters of the building:

- The core staircase and the indoor garage (with 54 parking spaces) will be built on the basement floor.
- In the indoor garage of the ground floor, there will be 25 parking spaces, and the required technical premises, the storage areas of the residents and a community room will also be located on the ground floor. The garden will be freely accessible through the lobby next to the staircase. The entrance hall will have an exclusive atmosphere with an interior design that prepares the visitor to the experience provided by the backyard garden.
- The building will have a single staircase, and in addition to the staircase, one lift with a load capacity of one ton, for people with reduced mobility and also for transporting furniture according to the OTÉK regulations (National Urban Development and Building Requirements), one 13-person (1000 kg) and one 8-person (640 kg) lift will be installed.
- On the floors, on both sides of the vertical traffic core, apartments with 1-5 rooms, with different floor areas and layouts have been designed around an internal corridor layout. The planned structural design allows apartments to be merged or separated in whole or in part according to the customer needs.
- The floor plans of the apartments are designed in compliance with the conditions of CSOK.
- The inner courtyard of the plot will be designed as a recreational garden for the residents using exclusive landscaping means.
- All public utilities are available on the plot, and all utilities are available within the plot boundary. The parking spaces of the basement can be accessed from Reitter Ferenc utca, the ground floor parking floor from Zsinór utca, through direct and paved road connections.

The appearance of the building is adapted to the constantly evolving new residential neighbourhood. The use of façade materials provides a modern and neat solution: larger surfaces with a uniform appearance, using few different, mainly natural, materials. The coloured line of balconies created on the façades make the appearance of the building unique.

REQUIREMENTS FOR MATERIALS, STRUCTURES, MECHANICAL AND ELECTRICAL DESIGN:

I. STRUCTURE CONSTRUCTION

Foundation: Waterproof monolithic reinforced concrete foundation slab.

Basement walls: Waterproof monolithic reinforced concrete walls.

Façade walls: Ytong Lambda 375, where necessary, with reinforced concrete pillars and beams, equipped with appropriately dimensioned, non-combustible thermal insulation in the plane of the façade.

Apartment partition walls: Silka sand-lime soundproof brick masonry with a thickness of 25 cm.

Walls between the apartments and common areas: Silka sand-lime soundproof brick masonry with a thickness of 25 cm.

Partition walls: 10 cm thick Ytong partitions.

Rising mains' walls: 10 cm thick Silka brick masonry.

Intermediate floor slabs: Monolithic reinforced concrete floor slabs with flat top and bottom.

Roof slab: Monolithic reinforced concrete floor slab with flat top and bottom, with reinforced concrete roof parapets.

Balcony/terrace dividing elements: In case of balconies located next to each other, plastered and coloured masonry walls are installed.

II. ARCHITECTURE

Thermal insulation of the façade: Non-combustible thermal insulation dimensioned according to regulations at the thermal bridges, reinforced concrete structures of the façade, on the lower surface of balconies, and at the fire-stop structures. The façade walls (Ytong Lambda 375) have excellent energetic parameters even without additional thermal insulation.

Façade plastering: Thin plaster on the façade according to the designer's colour choice.

Façade and plinth covering: Adhesive-bonded stone covering on the ground floor according to the plan.

Indoor plastering: The wall surfaces are plastered, the ceilings are made without plaster, in a filled, smoothed finish.

Interior finishing: The walls and ceilings are made with 2 layers of filling. Wall surfaces and ceilings are made everywhere with 2 layers of white plastic dispersion paint.

Soft flooring: In the premises specified in the plan (rooms, living room, entrance, etc.), laminate floor covering installed on a floating floor structure, provided with footstep sound insulation (foam underlay), with a skirting in the same colour as the chosen covering.

Hard flooring: The hall, kitchen, bathroom and toilet of the apartments are made with adhesive-bonded hard covering made of tiles having the prescribed wear resistance, with metal cover strips at the covering change lines, made of the selected floor tiles*. The interior stairs and public spaces are covered using floor tiles with high wear resistance.

Covering of the balconies and terraces: Covered with frost-resistant, anti-slip, outdoor floor tiles with high wear resistance.

Wall covering: In the bathroom and toilet, adhesive-bonded tiling is installed, in the bathrooms in a height of approx. 2.10 m, in the toilets at least in a height of 1.60 m, with aluminium edge profiles on the positive edges, according to the selected tile covering. Above the future kitchen counter included in the plan, an adhesive-bonded tile covering is made in a height of 60 cm, made of the selected tiles*.

Waterproofing: Bituminous sheet insulation is made on the flat roofs. Waterproofing against domestic water is applied on the floor in the bathrooms and toilets, with a 15 cm rise all around, on the sides of the bathtub and shower up to a height of 200 cm, and behind the sinks up to a height of 150 cm, with waterproofing reinforcement tape in the corners.

Thermal insulation of the roof slab: Above the flat roof, thermal insulation made with materials and thicknesses as specified according to the thermal engineering measurements will be installed.

Acoustic insulation of the floor slabs: Footstep sound insulation, 3 cm thick, with edge insulation between the concrete slab and the walls.

Garage doors: The exit garage door on the basement floor from Reitter utca is an electrically operated (with remote control and/or opening with smartphone) automatic sectional grill garage door, the exit garage door on the ground floor from Zsinór utca is an electrically operated automatic solid or grill sectional garage door.

Apartment entrance doors: Thermal and sound-insulating safety door panel, with steel case, multi-point safety lock with MABISZ certification. Fire resistance: EI-30.

Interior doors: Retrofit casing, laminated doors with anodized aluminium handle, standard lock.

Façade doors and windows: Plastic, thermal bridge-free doors and windows with 3-layer glazing, in a design and colour specified in the plans, with handle, hardware, backsplash, windowsill of the same product range, outer aluminium sill, equipped with gap vent in the living room.

Façade shutters: Shutter box installed together with the windows, flush-mounted with plastering in the wall plane, without roller shutter, track lead and actuating mechanism (motor and shaft). The piping, cabling and rocker switch are installed for the electric actuation, and remote control is possible with a shutter motor.

Tinwork: Tin structures (eaves, drains, wall profiles, chimney profiles, wall claddings) are made of painted aluminium sheets (e.g. Prefa).

Kitchen: Kitchen furniture is not provided by the investor; the plans only include them for illustration, and as a basis for the design of the electrical and mechanical connections and claddings.

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

Furniture: Built-in wardrobes and furniture are not made in the apartments, but the possibility of installing furniture was taken into account during the design.

Suspended ceiling: In the public corridors and in certain public spaces, a suspended plasterboard false ceiling or boxes are made in the corners of the wall, the function of which is to cover the mechanical and electrical lines and equipment. Inside the apartments, suspended ceilings are made in the halls to cover the mechanical equipment. In addition, due to the deviation of certain ventilation pipelines, a plasterboard box may also be necessary in one of the upper corners.

III. BUILDING ELECTRICITY

Electric supply: The electric supply of the apartments is 3*16A. The distribution box is installed above the entrance door in the apartment, recessed into the wall. A box with a lockable cover for the internet, cable TV connection and routers is also installed here.

Intercom: Outdoor unit at the main entrance, indoor unit with receiver and door opening function in the apartment halls.

Antenna, telephone, internet: A weak-current wall box with a 220V socket is installed above the entrance door, in which a smaller Wi-Fi router can be placed by the residents. Two RJ45 sockets (Internet and IPTV)

are installed in each room. The final design depends on the technical solution and services of the service provider(s), so we cannot guarantee the full technical content of the design.

Fittings: Sockets, connectors and switches, in white colour, with variable frames allowing serial installation, from Legrand product range or equivalent quality.

In the kitchens: A single socket for the refrigerator, a socket for the dishwasher under the sink, a double socket above the worktop, a separate connection point for the electric stove, and a socket for the extractor hood above.

In the living rooms: Double socket with an RJ45 socket next to them, plus 3x1 sockets (under the light switch and on both sides of the designed sofa).

Dining room: If there is a dining room in the apartment, an additional socket will be installed under the connection point of the bracket.

In the master bedrooms: Double socket with an RJ45 socket next to them, 1 socket on each side of the bed, plus 1 socket at the entrance of the room under the light switch.

In the bedrooms: Double socket with an RJ45 socket next to them, and 1 socket installed under the light switch.

Bathroom: One socket next to the mirror, one socket for the washing machine.

Terrace: one protected external socket on the terraces / balconies.

Lighting: Within the apartment, lamp connection points are prepared in the middle of the rooms, each with a hanging socket and a 40W bulb. On the balconies / terraces, we install IP protected luminaires with a plastic lampshade. There is a connection point for a chandelier in the middle of each room, a wall bracket connection point in the dining room, and wall bracket connection points above the mirror in the bathroom, and above the kitchen counter in the kitchen.

Switches: Toggle switches are installed in the halls, corridors, master bedrooms and main bedrooms, and serial switches are installed elsewhere.

In the kitchens: 1 serial switch (two rocker switches) is installed to switch the ceiling lamp and the countertop lighting.

Dining room: In the dining room (if any), a toggle switch will be installed to switch the wall bracket.

In the bathrooms: 1 serial switch is installed to switch the ceiling lamp and the mirror lighting. Inner bathrooms and toilets are provided with a fan with delayed switching connected to the ceiling lamp switch.

Public spaces: Corridor lighting is switched on with a motion sensor and switched off with a timer. The garage is equipped with fluorescent fixtures, activated by motion sensors and switched off by a timer. The lighting in front of the entrances and in the garden is implemented on the basis of a separate plan.

Possibility of car charging: Single-phase and three-phase car chargers will be installed in the garages. In case of additional demand and on the basis of a custom price offer (not included in the purchase price of the parking space), it is possible to install additional single-phase car charging stations up to the quantity included in the electrical plans.

Storage spaces of the residents: 1 bulkhead lamp is installed with a wall-mounted switch, wall-mounted wiring and local switching. Consumers of the courtyard and the public spaces of the buildings are connected to a separate meter.

Lightning protection: The building will be equipped with a lightning protection system in accordance with the regulations and the National Fire Safety Regulation (OTSZ) (several arresting points, surge arresters, concrete grounding).

IV. MEP

Water and sewage: A water meter and a water filter unit will be installed centrally in the building at the water inlet. Each of the apartments in the building have 1 cold and 1 hot water connection, a sewer connection, and there is a separate cold and hot water meter for each apartment. The water meters are installed in the wall between the apartment and the corridor, in a lockable cabinet opening to the corridor. The water pipes are connected to the apartments from here.

Water system: The material of the mains and rising water pipes inside the building is multi-layer plastic pipe with ÁNTSZ/ OKI permit.

Sewer system: In the mounted partitions, the sewer pipes connected to the rising mains are made of PE pipes. Within the building, the sewer and rainwater pipes are made of PE material. Due to the mechanical deviations and piping in the storage areas, one or more sewer pipes may be installed under the ceiling or in a wall corner.

Sanitary equipment: The sanitary equipment consists of white, modern-style, semi-porcelain products: washbasin, handwash, wall-mounted toilet bowl as indicated in the plan. The bathtubs are acrylic or metal tubs in white colour. If a shower tray is indicated in the plan, it is made of white acrylic or metal material, without a shower cubicle.

Fittings: Toilet flushing cistern with a water tank built into the facing wall, with double flush, a cover lid, and a frame to be installed on the wall surface. Type: Geberit or similar in type and quality. The faucets are single-lever, chrome-coloured fittings with a modern design. In the bathroom, 1 cold water outlet and a drain connection point will be prepared for the washing machine. In the kitchens, 1 combined water outlet is installed on the cold water angle valve for the dishwasher, and a separate drain connection point, but without a sink and sink faucet.

Water supply: Water consumption of the apartments can be metered using the cold water and domestic hot water meters installed in the cabinet in the corridor. Thus, the cold and hot water use can be invoiced independently for each apartment. Domestic hot water is produced centrally using gas boilers or a heat pump, and delivered to the apartments in the rising mains and in the pipelines installed in the suspended ceilings of the corridors. If boilers are installed, a gas connection to the public system will also be installed to the boiler room, providing energy supply only for the gas boilers. Gas pipes are not installed in the apartments, electrically operated stoves and ovens shall be used.

Heating system: For the apartments, individual heat meters will be installed in the metering cabinet in the corridor, together with the cut-off and regulator valves. Thus, the heat used for heating can be metered and invoiced independently for each apartment. The thermal energy for heating is produced centrally using a heat pump, and the hot water required for heating is delivered to the apartments in the rising mains and in the pipelines installed in the suspended ceilings of the corridors.

Heating of the apartments: In the apartments, ceiling heating is installed in the reinforced concrete slabs, underfloor heating is installed in the concrete slabs of the bathrooms, and an electric towel dryer radiator is installed in each bathroom. The temperature is regulated individually using thermostats located in the single-space premises (living room, living room + dining room, living room + dining room + kitchen, bedroom, bathroom). Within the apartments, the distributor-collector is installed in the suspended ceiling in the hall, from where the underfloor and ceiling heating pipes of the individual rooms are distributed.

Cooling: Using the heating pipes installed in the floor slabs, by circulating water cooled by the heat pumps, it is possible to cool down the apartments to a comfortable temperature in a cost-effective, energy-saving and comfortable way, regulated using the same thermostats located in the individual premises.

Ventilation: For the inner premises (toilet, bathroom), a wall fan with delayed switching ensures proper extraction. In the wall of the kitchen rising mains, there is a connection point for an extractor hood. The replacement of the extracted air volume is ensured by the gap vent installed in the window.

The ceramic tiling, doors, laminate floors and sanitary products installed in the apartment can be selected from the sample collection provided by the investor, the Investor does not accept products from other suppliers. The adhesive-bonded covering of the balconies / terraces of the apartments is selected by the investor and it cannot be changed.

MODIFICATIONS REQUESTED BY THE RESIDENTS

Buyers have the opportunity to request changes in the design of their own property against remuneration, depending on the Seller's decision, which:

- cannot affect the external appearance and structural design of the building;
- does not represent a regression in terms of technical parameters or the appearance of either the common or individual properties;
- does not represent a disadvantage for the future co-owners or a third party;
- does not affect the project implementation schedule and the related contracts, agreements and rights;
- any change can only be implemented with the consent of the Seller and after payment of the additional costs.
- Terrace coverings cannot be changed.
- Only the ceramic tiles, interior doors and parquets may be changed, through the supplier of the project.
- The Seller does not accept materials from other suppliers brought by the Buyer.

CONDITIONS OF THE MODIFICATIONS REQUESTED BY THE RESIDENTS

Modifications on behalf of the Buyer are only allowed during the building shell construction. Any deviation from this is only allowed with the written permission of the seller. The timely order and payment of the modifications shall be performed within the deadline set by the resident coordinator and the General Contractor. Consultation with the resident coordinator is possible. Consultation is free of charge for the first occasion, from the second occasion the consultation fee is HUF 30,000 + VAT / hour, payable on a case-by-case basis, at the time of the consultation. If the parties agree, the resident coordinator or the General Contractor elaborates the modified floor plan and provides for the preparation of a quote, which includes the design and construction fee, and sends this quote to the buyer as soon as possible. After the final approval of the Buyer and the payment of the agreed costs, the Project Manager or the General Contractor is responsible for the exact implementation of the modifications.

The investor reserves the right to install and use different materials and products of an equivalent quality instead of the materials and products used during the construction included in this Technical Specification.

Budapest, January 2024