SPRING GARDEN

RESIDENCES

by AVICO

TECHNICAL DESCRIPTION – SPRING GARDEN

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PLACE OF CONSTRUCTION: 1131 Budapest District XIII, Szent László utca 120-126., Top. lot No. 26659

PROJECT DESCRIPTION

Our company's latest development, the "SPRING GARDEN" residential complex with 218 apartments, is built in Angyalföld, a continuously developing part of District XIII, located in the quiet, small-town style zone of Szent László út. The greenway along the Rákos stream and the proximity of Városliget provide numerous recreational opportunities.
There is a nursery, kindergarten, elementary school in the vicinity, and sports fields, small and large grocery stores and a post office can also be found in a few minutes' walking distance from the residential park.
The district is easily accessible by public transport, Duna Plaza is located in a distance of 20 minutes, Westend and Nyugati Railway Station in a distance of 25 minutes.
When designing the building complex, the goal was to create a high-quality, modern residential building that, despite its urban location, provides intimate living spaces and as many green areas as possible, ensuring the peace of home to its residents.

The building opens with its large, U-shaped courtyard to the green area of the Rákos stream, which will undergo landscaping rehabilitation to create a large, continuous and car-free grove.
The courtyard opens to Szent László út with a smaller opening, connecting the street to the stream bank through the block. The entrances to the apartment staircases open from this central location, the courtyard. The staircases are located in the central parts of the building, with skylit central spaces.
In addition to the 218 apartments with varied floor plans, there will be a fitness room in the middle of the inner courtyard, which serves as recreational place for the residents, 203 storage rooms and 258 car parking spaces, as well as bicycle racks, and a limited number of electric car chargers to be sold for exclusive use.
The building includes studios, smaller 1 or 2-room apartments, and large family apartments with several bedrooms. Each apartment opens to a balcony or a terrace, and on the ground floor to the garden.

- Thanks to the surface heating system with heat pumps, the apartments are equipped with a comfort-enhancing cooling function, and they also allow for the future implementation of a “smart home” system enabling remote control of individual functions.
- The floor plans of the apartments are designed in compliance with the conditions of CSOK.

APPLIED MATERIALS, STRUCTURES, MECHANICAL AND ELECTRICAL DESIGN

I. STRUCTURE CONSTRUCTION

Foundation: A 40 cm thick, watertight monolithic reinforced concrete foundation slab supported by CFA piles, with flexible bedding, which, together with the surrounding diaphragm wall and the 25 cm thick monolithic reinforced concrete lining walls, creates a sufficiently rigid box-like receiving slab for the ascending structures.

Load-bearing structure: The vertical load-bearing structures are dimensioned reinforced concrete pillars, bracing walls made of reinforced concrete and the elevator walls are 20 cm thick, the horizontal load-bearing structures are dimensioned reinforced concrete floor slabs with integrated heating-cooling system.

The floor slabs of the building are monolithic reinforced concrete structures, supported by pillar frames and header beams. The bridging above the doors and windows is ensured by reinforced concrete structures similar to beams.

A flat roof with a straight order of layers is installed on a monolithic reinforced concrete roof slab of a dimensioned thickness, taking into account a possible solar energy utilisation and the resulting additional loads.

Staircase structure: All of the three building parts have their own staircases. The flights of stairs are monolithic or prefabricated reinforced concrete structures, providing a width of 150 cm for the traffic.

Façade walls: Ytong Lambda 37.5 cm, reinforced concrete pillars and beams at the required locations, coated with appropriately dimensioned fireproof thermal insulation on the façade.

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

Walls between the apartments and common areas: Masonry made of Silka calcium-silicate soundproof bricks in a thickness of 20 cm.

Partition walls: 10 cm thick Ytong brick partitions.

Rising mains' walls: Masonry made of 15 cm thick Silka calcium-silicate bricks.

Intermediate floor slabs: Monolithic reinforced concrete floor slabs, with flat top and bottom surfaces, in dimensioned thickness, with integrated heating-cooling system in the reinforced concrete ceiling above the apartments.

Roof slab: Monolithic reinforced concrete floor slab, with flat top and bottom surfaces, in dimensioned thickness.

Balcony slab: Monolithic reinforced concrete floor slabs with flat top and bottom, connected with thermal break elements.

Balcony/terrace dividing elements: Lightweight partition elements are installed up to a height of 2 m, to ensure the required privacy and delimitation.

II. ARCHITECTURE

Thermal insulation of the façades: Fireproof thermal insulation dimensioned according to the requirements at the thermal bridges, reinforced concrete structures on the façades, at the firestop structures, according to the energy calculations. The balcony panels are connected with thermal break elements and do not require separate thermal insulation.

Façade surface finishing: The facades are plastered surfaces, made with thin plaster, according to the colouring plan.

Interior plastering, suspended ceilings: The main walls, apartment partition walls, corridor walls and rising mains walls are finished with filling, without plastering. Suspended ceilings will be installed in the lobbies, staircases and corridors.

Internal surface 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 as specified in the plans (rooms, living room etc.) there is a laminate floor covering installed on a floating slab, with footstep sound protection (foam underlay) and plinths of the same colour as selected for the covering. The flooring in the kitchens and corridors may be made of hard or soft flooring, according to the construction drawings.

Hard flooring: The 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 floor tiles selected by the buyer. The flooring in the kitchens and corridors may be made of hard or soft flooring, according to the construction drawings. The interior stairs and public spaces are covered using floor tiles with high wear resistance.

Covering of the balconies and terraces: Made with frost-proof, non-slip, highly wear-resistant outdoor gres tiles, the ground floor terraces are made with WPC or other coverings.

Balcony parapets, railings: adhesive-bonded safety glass with screen-printed film, mechanically attached to the steel structure elements. The steel structure of the internal railings are made with steel rods with powder-coated surface.

Wall covering: In the bathroom and the toilet, adhesive-bonded tiling is made, in the bathroom, to a height of approx. 2.10 m, in the toilet at least to 1.60 m, with aluminium edge protection on the positive edges, as required for the selected tiling. Above the kitchen counter to be constructed as specified in the plan, an adhesive-bonded tile covering is installed up to a height of 60 cm, made of tiles selected from the offering.

Waterproofing: On the flat roof, bituminous or plastic waterproofing sheet system is installed, the top layer of which is made of root-resistant sheeting under and around the green areas. 1 layer of waterproofing membrane is applied to the terraces to protect the thermal insulation as well. Waterproofing against domestic water is applied on the floor in the bathrooms and toilets, as well as in the balconies and terraces, 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: Thermal insulation of the flat roof in layers as specified in the plans, with energy calculations.

Acoustic insulation of the floor slabs: Thermal and footstep sound insulation, in a thickness of 5 cm (e.g. Murexin AL55).

Garage door: In front of the street ramp, electrically operated, remote-controlled or telephone-controlled, sectional or roll-up garage doors are installed.

Apartment entrance doors: Thermal and sound-insulating safety door panel, with steel case, multi-point safety lock with MABISZ certification. Fire resistance: EI_2-30 (30 minutes). Sound insulation for a closed hall R_w+C is min. 30 dB, for a hall without a door R_w+C is min. 38 dB, see the description.

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

Façade doors and windows: Plastic, thermal bridge-free doors and windows, type and colour as specified in the plans, with 3 layers of glazing, excellent airtightness, in fixed, standard, or tilt-and-turn versions, according to the specification plans. The external and internal windowsills are from the same product line as the plastic windows, with a system-specific handle, fittings, and water bars.

Façade shutters: A built-in, flushed shutter box is installed above the doors and windows to receive the shutters. White inside, outside in the planned façade RAL colour (bottom cover plate, track lead). The articles of association of the apartment block state that the shutter boxes and shutters to be installed may only be of a specified colour and of a uniform type to ensure uniformity. When installing the doors and windows (when the apartments are handed over), the shutter boxes are mounted on the outside, plastered to the wall surface, but without the shutter itself, the track lead, shaft and motor, prepared for electric operation.

Tin structures: Tin structures (eaves, drains, wall profiles, chimney profiles) are made of painted aluminium sheets (e.g. Prefa) according to the plans / detail drawings.

Kitchen: The investor does not provide built-in kitchen furniture. The plans show an optimal layout for the connection and tracing of the MEP cables.

Kitchen appliances: the investor does not provide them, but during the design, the possibility of their optimal installation was taken into account

Bathroom: The dimensions of the bathrooms are the internal dimensions of the walls, the sealing and covering reduce these dimensions. Therefore, please check the locations of the sanitary fittings with our sales colleagues, or request a so-called resident-initiated modification, to provide sufficient space for installing e.g. a washing machine.

Residential Storage Units: In some of the ground-floor storage units, thermal insulation (laminated) will be installed on the ceiling, in accordance with the construction plans and the energy performance certificate, with the specified thickness. The insulation will be fixed using adhesive and disc anchors. This does not affect the usability of the storage units.
Please also note that mechanical pipes may run vertically in one corner of the storage units and horizontally beneath the ceiling. In such cases, a usable clear height of 205 cm can be guaranteed.

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

III BUILDING ELECTRICITY

Electric supply: Electrical supply of apartments for one and two-room apartments is 1x32A, for apartments with three or more rooms is 3x20A. The consumption meters are installed in an electricity metering cabinet located on each floor in the corridor. Seller pays for the fitting and connecting to the grid of the meters (by E.ON) at no extra cost to the Customer.

"H"-tariff metering is to be planned for heat pumps.

Cable trays above the suspended ceiling will be installed for the electric lines in the corridors.
The electrical lines are made of copper wires installed in protective conduits.

The distribution board is installed inside the apartments, near the entrance door, according to the construction drawings, either recessed into the wall or on the wall. A box for internet and cable TV connections is also installed here.

Intercom: An outdoor unit at the staircase entrances, an indoor unit with a receiver—optionally with a display—in the apartment halls (at the discretion of the investor), with a door opening function.

Antenna, telephone, internet: A low-current wall box with a 230 V socket is installed above the entrance door, in which a smaller WiFi router can be placed by the residents. Two RJ45 (internet network) and/or coaxial sockets are installed in each living 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.

Apartment alarm system: There will be no alarm system installed in the apartments.

Fittings: Sockets, connectors and switches in white colour, Legrand products with variable multiple frames or similar in quality.

To ensure sound insulation for the apartment partition walls, the walls will not be chiselled in locations facing each other neither during the construction nor later, the sockets are installed with an offset of at least 50 cm.

In the kitchens: Simple socket for the refrigerator, socket for the dishwasher under the sink, 3 sockets above the worktop, connection for the electric stove, and a socket for the extractor hood above.

In the living rooms: 5 sockets next to the antenna/RJ45 socket, 1 socket under the light switch, 1 socket near the sofa.

In the master bedrooms: 3 sockets next to the antenna/RJ45 socket, 2-2 sockets at each side of the bed, +1 socket at the room entrance under the light switch.

In the bedrooms: 3 sockets next to the antenna/RJ45 socket, and 1 socket located under the light switch, and 2 sockets next to the bed.

Bathroom: One socket next to the mirror, one socket for the washing machine, plus 1 socket for the towel dryer. All sockets in the bathroom are IP protected.

Terrace: one IP protected external socket for each terrace and balcony.

Lighting: Within the apartment, lamp locations are prepared in the middle of the room and on the walls at the brackets, with a hanging socket and a 40W bulb for each. Lighting fixtures with IP protection are installed on the balconies and terraces with a wall-mounted outdoor light bulb operated with an indoor switch. The balcony and terrace lighting fixtures belong to the apartments!

In the apartments, it is FORBIDDEN to drill into the normal ceiling, as the heating pipes are installed in the ceiling. Ceiling lights can only be placed on the hooks installed during construction or in other non-destructive ways, such as adhesive-bonding.

Switches: Toggle switches are installed in the halls and corridors, and one-pole switches are installed in the other premises.

In the kitchens: 1 single-pole switch for the ceiling light, 1 single-pole switch for the counter light, and 1 single-pole switch for the lamp above the dining table will be installed.

In the bathrooms: 1 pc of IP protected two-pole switch to switch the ceiling lamp and 1 pc for the wall-mounted lamp. The bathrooms and toilets are provided with a fan with delayed switching, operable from 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 LED fixtures, activated by motion sensors and switched off by a timer. The garage door is opened electrically, but in case of power outage, can be operated manually as well. Dust-proof and moisture-tight LED luminaires with ceiling-mounted motion sensor switches and external wiring in protective pipes will be installed in the corridors of the residential storage rooms.

The community spaces, roads and walkways will be operated from the common network, will receive a separate meter, and the garden lighting for the ground floor apartments will be installed according to the related apartment drawings.

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 foundation grounding).
Overvoltage protection: In the building, T1+T2 overvoltage protection is installed at the main distribution board, and class 2 protection is installed in the subdistribution boards. Class 3 is to be designed to supply the low-current fire alarms based on the requirements of the standards. In the apartments, class 2 is installed in the distribution boards, and class 3 is not installed.

Rooftop solar panels: Solar panel arrays on the roofs are not designed at this moment.

Low-current fire alarm
It shall be designed according to the legal requirements. The design project includes the bill of quantities. The production plan and the construction permit drawing shall be prepared by the winning contractor.

BMS building management and automation is not included in the electrical design.
Design limits: electrical power supply to the building management distribution boards.

IV MEP

Water and sewage: Each apartment is equipped with 1-1 independent cold and hot water connection, one sewage connection, and one cold and hot water meter for every apartment. The water meters are installed in the wall between the apartments and the corridor, in a wall-mounted cabinet opening to the corridor (e.g. in a Sontex cabinet). Taking into account the recommendations for legionella prevention recommended in the methodological letter of the National Public Health Centre, if necessary, multiple submeters per apartment will be applied. 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 stainless or 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, equipped with additional insulation, if necessary.

Sanitary equipment: The sanitary fittings are made of white coloured semi-porcelain equipment, washbasin, hand wash basin, wall-mounted toilet bowl as indicated in the plan (Kolo, Alföldi or equivalent). 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. Equipment requiring parameters different from the general requirement level (rain shower, shower panel) will not be included in the design.

Fittings: Toilet flush tanks with a water cistern built into an independent drywall, with two-option flushing volume, a cover, and a wall mounting frame. Type: Geberit or equivalent type and quality. Faucets, single handle, chrome coloured. Type: Jika or equivalent type and quality. In the bathroom, for the washing machine 1 cold water connection and sewer connection is installed. In the kitchens, 1 combined water connection and a sewer connection option is installed in the cold water corner valve, but without sink and faucet.

Gas supply: The gas supply system in the building will only be installed to reach the gas boilers in the underground garage.

Heat and smoke extraction: A heat and smoke extraction system will be installed in the building from the boiler room at the basement level.

Heating and cooling system: The heating and cooling line for the apartments arrives in the suspended ceiling of the corridor, and the individual heat meter, together with the shut-off and regulator valves, is also installed there. Heating and cooling energy is centrally generated, domestic hot water and the hot water for heating are delivered to the apartments through pipes placed in vertical shafts and in the suspended ceiling of the corridors. Domestic hot water is also produced in the boiler room and delivered to the consumption points from the hot water storage tanks located in the basement.

Cooling system: The cooling demand of the buildings are supplied by air-to-water heat pumps located on the roof, next to the staircase “A”. Cooling of the apartments is provided using a heating and cooling pipe system integrated into the ceiling.

Heating and cooling installation: For the apartments, individual heat meters will be installed in the suspended ceiling, together with the cut-off and regulator valves. In the apartments, except for the bathrooms, a concrete-based ceiling surface heating and cooling system will be installed, supplemented with underfloor heating if necessary. (The need for this will be indicated to the client by the designer in a separate consultation during the design phase.) Underfloor heating will be installed in the bathrooms, the towel dryer will be operated with an electric heating element, without connection to the hydraulic system. FH distributors-collectors and microbubble separators are installed in the suspended ceilings of the apartment lobbies, the net suspended ceiling height is 25-30 cm. DHW legionella treatment is ensured by the additional electric heating of the DHW tanks.

Ventilation: For the inner rooms (toilet, bathroom), a wall fan with delayed switching provides ventilation by extraction through a common air duct to the roof. A system providing kitchen extraction outlets, independent of the sanitary extraction, is also installed. A spring-return check valve made of sheet steel is installed at the kitchen connections. Air supply to replace the extracted air is provided through air intakes integrated into the doors and windows.

The investor reserves the right to install other materials and products of the same quality in replacement of the materials and products listed in the present Technical Specification.

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;

- cannot represent a quality deterioration in the technical parameters and appearance of the common or private property parts;
- cannot represent a disadvantage for the future co-owners or third parties;
- do not affect the project deadlines and the related contracts, agreements and rights;
- implementation of any change is only allowed with the consent of the Seller and after payment of the additional costs;
- terrace coverings cannot be changed;
- the ceramic tiles, interior doors and parquets may only and exclusively be changed through the project supplier;
- The Seller does not accept materials from other suppliers brought by the Buyer.

CONDITIONS OF THE RESIDENT-INITIATED MODIFICATIONS

Modifications on behalf of the Buyer are only allowed during the building shell construction. Any deviation is only allowed with the written permission of the seller. The modifications must be ordered and paid in time, within the deadline defined by the residents' coordinator and the general contractor. Consultation with the residents' coordinator is available. The first consultation is free, from the second consultation, the consultation fee is HUF 30,000 + VAT / hour, to be paid at each occasion, at the consultation. If the parties agree, the residents' coordinator and the general contractor prepare the modified layout plans, provide for the quotation including the design and execution fees, and send this quotation as soon as possible to the buyer. 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 other materials and products of the same quality in replacement of the materials and products listed in the present Technical Specification.

Budapest, April 2025