

XIX. Kispest, Smart Home technical description
2 Zrínyi Street, Budapest, 164350/14. hrsz,
Block of 188 apartments



Thank you for honoring us with your trust and entrusting us with the construction of your new home.

We want to provide you the opportunity to put everything in place in your new home, the way you and your family dreamt about.

For this, during the preparation and construction phase, we offer our clients a meeting (60 minutes) free of charge for personal consultation. The phases of the project are the following

0. Signing a declaration of intent

- Payment of bail by the buyer
- Delivery of the technical plans and detailed technical specifications of the selected apartment to the buyer by the investor

1. Reconciliation (after signing the contract):

- Confirmation of the final floor plan layout and technical content with the investor, or
- In case of an own designer involved, the customer provides a plan for this occasion, with the following content:
- finalization of all electrical outlets (including kitchens) except ceiling lights (except VB structure)
- determination of the position of mechanical fittings
- kitchen floor plan layout and confirmation of equipment due to electrical and mechanical outlets

2. **Reconciliation (when the structure is ready):**
 - final selection of coverings
 - final selection of sanitary ware
 - final selection of indoor doors and windows
 - in case of the involvement of individual design (external - interior designer) confirmation of the delivery plan for coverings provided by the customer

3. **Technical handover (before the procedure of commissioning):**
 - on-site visit (together with the representatives of the buyer and the investor)
 - inspection of the property according to the plans
 - making a list of errors, recording the reports
 - signing the records by both parties

4. **Handover (the payment of the full purchase price):**
 - on-site visit (together with the representative of the buyer and the investor)
 - inspection, based on the list of errors and report recorded during the technical handover
 - handover of the documentation of the Apartment Manual
 - signature by both parties
 - handover of the apartment keys
 - handover of the necessary forms for the registration of the utilities
 - creating a new list of errors if additional errors are detected

The residential area consists of 4 main blocks, 2 floors of garage, 4 separated lifts constructed according to the technical parameters listed below:

Blocks of apartments: A – B- C- D.

Floors of the garage: ground floor, floor minus half, floor minus one

- **Substructure**

The substructure is a pile foundation according to architectural and static plans.

- **Supporting structures (slab, masonry)**

According to the plans of the architect. The frame-filling walls are made of load-bearing bricks, which are 30 cm thick. According to the plans, the apartment separation walls are 25 cm thick, soundproof masonry or reinforced concrete masonry with sound-blocking ballast structure. Inside the apartment, the brick partition systems are built up with 10 cm thick bricks.

Slab structure: statically dimensioned monolithic reinforced concrete slab

Staircase: two-arm monolithic reinforced concrete structure

Openings: they are made partly from a monolithic reinforced concrete structure formed in one with the slab structure, and partly from system-identical prefabricated elements.

Balcony slabs: they are formed with a thermal bridge breaker element

- **Flat roof, insulation**

The roof structure has a flat roof design with reverse layer order, scaled, with tin-covered Attica masonry, according to heat and waterproofing plans. The slab structure: monolithic reinforced concrete. On the roof terraces of penthouse apartments, self-supporting ceramic tiles with open grout are installed.

Facade design:

Thermal insulation in a dryvit system design, expanded polystyrene 10 cm thick (graphite EPS system). Colouring from colour group 1 in white and gray colours. Plinth is made with extruded XPS insulation and resin plinth is made with plaster finishing.

The precipitation drainage of the building is provided by a plastic eaves system, inside the building.

• **Doors and windows:**

The interior doors: CPL foil interior doors with handles. The desired colour/surface can be selected on the website, <https://katalogus.kispestsmarthome.hu/> (below referred to as the "website").

The front door: MABISZ certified with a 3-point security lock.

Windows-terrace doors are made with a normal opening in a plastic tilt-and-turn design.

The windows/patio doors are made with 3 layers of glass, 7 air chambers and in colour white.

The combined heat transfer of the case and glass structures is in accordance with the currently used legal regulations (7/2006. (V. 24.) TNM Regulation, Updated 2020. 19 June, 10:00, Effect: 29.XI.2019 - 2020.XII.31) 1.15 W/m²K or below.

The shading of the apartments is provided by, manually operated, aluminum shutter system from a basic price range.

The outer ledges are made of stone, and the inner windowsills are made of plastic.

For an additional fee, it is also possible to install electrically controlled aluminum shutters.

• **Coverings:**

The cold coverings of the rooms can be selected from the list of the exhibited tiles from the website (Floor tile: 30x60 or 60x60, sidewall tiles 25x60, or 30x60). Cutting loss calculated at 15%. Sizes other than the above can be ordered at an additional cost.

Tiled wall surfaces in wet rooms:

- Bathroom: tiled up to min. 2.25 m wall height or as the whole tile size defines it
- Toilet: tiled up to a parapet height, approx. 1.20 m

Flooring:

- Coverings for wet rooms (bath, toilet) can be selected from the tiles on the website
- For rooms, lobbies, and other rooms: laminated parquet floors chosen from the website.

Floor covering materials also include accessories, skirting boards, cladding profiles, edge protectors, and the cutting loss per unit (usually: 10-15%).

During the selection, purchase and cost calculation of flooring, it is necessary to consider the possible additional quantities and costs due to individual needs.

- **Electric network:**

Standard configuration, 3 x 16A with the intake provided by the service provider. Switches and plug sockets are qualified, standard types. The price in the contract includes the protective piping of the coax/utp system implemented in the property. The connection of the telephone, Internet and cable TV can be ordered by the buyer directly from the service provider.

The price in the contract includes the basic installation and fittings according to the technical (including electrical) plan described at the time of the contract, in particular:

TV connection can be installed in the living room and bedroom in every apartment. Intercom provides the possibility of the access into the block – number code + key.

The luminaires and the cost of their installation are not included in the price. We would like to draw the attention of prospective buyers to the fact that due to the cooling-heating system built into the ceiling, the lamps can be installed only at the places indicated on the plan and designed in accordance with it.

- **Heating, water supply, public utility service:**

The energy needs of heating and hot water production are provided by 100% renewable energy sources. Mechanical performance is determined based on energetic and mechanical engineering calculations (mechanical construction plan). The water-to-water heat pump provides cooling-heating as well as hot water supply.

Both heating-cooling and domestic hot water enter the apartments through the pipes rising from the heat center. The heating-cooling energy of the apartments is measured on heat meters. The measurement of cold water and hot water consumption is provided by individual meters.

The heat pump system working with renewable energy provides heating mode in winter operation and cooling mode in summer operation, eliminating the need **to install air conditioning or Fan-Coil equipment** in **the apartments**.

In the rooms of the apartments there is ceiling heating-cooling, in the baths and toilets there is a tempering underfloor heating. In order to increase comfort in the bathrooms, we also install 500x1400mm electric towel dryer radiators. Each apartment has a separate dividing and collecting device, from which the heating and cooling circuits built into the ceiling receive energy. With the help of digital thermostats, the desired temperature in each room (except bath) can be individually adjusted, allowing large energy savings.

- **Sanitary ware, fittings:**

On the website you can get acquainted with the basic assortment provided by the constructor, and you can choose from the surcharged product range according to your individual needs. The quantity of sanitary ware can be calculated according to the plan, the selected types should be finalized during the consultations.

- **Surface finishing:**

The walls are twice glittered, polished, painted with fractional-white dispersion. Colour painting and wallpapering can only be done individually, after taking possession, at the buyers own expense.

- **Garden, terrace, car park, common corridors:**

In the common garden area of the block of apartments, planting of trees, grass and plants will be implemented.

- **Kitchen:**

Kitchen furniture and appliances, as well as built-in cabinets and their installation are not the subject of the contract, they can be carried out by the owner at his own expense, after taking possession.

Mesurements on kitchen furniture can be carried out after taking possession. The installation of odor barrier valves is the responsibility of the buyer or the carpenter commissioned by the buyer.

- **Warranty additions:**

- We provide guarantees and warranties for the properties for the period defined by law.
- The parties acknowledge that due to the natural movement of the structure, hairline cracks may form on the structure, which do not affect the stability and structural features of the building. These are not warranty defects, their repair is carried out at the expense of the buyer.
- If the owner uses a painting on the walls other than the base colour, the owner acknowledges that he or she loses the warranty.
- We would like to draw the attention of the owners to the fact that due to the cooling-heating operation mechanism of the surface (it does not transmit air in space, but transfers heat to its environment in the form of radiation), within 2 years from the handover of the property, the water that may be trapped in the building structure can cause mold appearing on the inner surface of structural masonry or deformation in floor, door and furniture structures because of the wrong heating mode or insufficient ventilation. Therefore, we would like to draw your attention to the need to maintain daily ventilation in the case of residential accommodation, and if the apartment is uninhabited for a long time, to avoid thermal engineering problems like that dehumidifier devices should be used.
- **The parties acknowledge that if the owner neglects to comply with the recommendations detailed above and damages to surfaces, coverings and furniture are caused, this is not the subject of the warranty.**

- **Options and conditions of modifications:**

The seller provides the buyer one occasion for consultation (60 minutes / occasion) free of charge, where the buyer is informed about the technical feasibility of the modification requests and the deadline for the completion of the procedure. In addition, the customer may request an additional appointment for an additional fee (net HUF 50,000 / hour). Technical consultations made by phone are also charged with the same price. The customer acknowledges that due to the specific ceiling heating-cooling system, the installation/design of ceiling lights and other ceiling electrical outlets can only be implemented within the box designed for this purpose, therefore their designation is a priority and it should be determined at the time of the first consultation. This cannot be changed later, retrospectively.

After the second consultation, any modification request will result in a design or construction surcharge, depending on the status of the project.

Design surcharge: 2500 HUF / apartment m2 per modification.

Construction surcharge: depending on the extent of the works, based on a separate surcharge settlement.

In case of performing additional work, depending on the extent of the modification, the investor also charges an additional foreman fee.

The investor makes an offer with the cost of the modification. If the offer is accepted, the parties do not amend the final contract of sale but conclude a separate contract to carry out the relevant additional work.

The seller is not obliged to fulfill all modification requests. The preparation of complex interior designs significantly different from the plan, the installation of excessively expensive, and/or poor-quality materials may be refused by the seller.

The seller informs the buyer that certain changes are not possible due to the technical characteristics of the building or the construction works, even if the payment of an additional fee is fulfilled. The following cannot be requested:

- change affecting the façade or common area
- balcony railing
- supporting structural elements of a building (pillars, main walls, etc.)
- common areas of the block of apartments (strangs, staircases, corridors, etc.)
- balcony tiling
- outer wall colour
- division and colour of external doors, windows and shutters
- changes involving the modification of the building permits, contrary to fire safety regulations or preventing the handover of the apartment

If the Customer has plans prepared with the involvement of an external interior designer, an interior designer or another designer, the investor reserves the right to professionally review the received plans, check their feasibility and comprehensibility. If the external interior designer/interior designer/designer is in delay with submitting his or her construction plans, this cannot be subsequently attributed to the delay of the investor. In case of any kind of deficiency, the investor can request a re-design!

The extent of the changes can be determined depending on the status of a project.

- **Inspection of the construction site:**

The seller informs the buyer that he or she may enter the territory of the property during the construction only at a pre-arranged time, with a written request and confirmation by the investor. Unlicensed entry involves a payment of HUF 250,000/occasion, which is accepted by the buyer by signing this technical specification. During the entire period of the construction, the buyer can enter the construction site once (60 minutes) after the structurally complete state, which he is also obliged to schedule with the seller in advance. In case of an unscheduled occasion, the seller or the estate agent will refuse to visit the site.

ZR2 Residence Ltd. reserves the right to install and use other materials and products of the same quality instead of the built-in, used materials and products included in this Technical Specification during the construction.

In the construction of a residential house, we use exclusively first-class materials and take over only first-class work from the contractor.

- **Other:**

The buyer can enter the purchased apartment only after paying the full purchase price in order to take any kind of measurements (kitchen furniture, furnishings, lighting, etc.). The customer acknowledges that the buyer assumes full financial liability for any damage to the ceiling heating-cooling system, which costs approximately 200,000 - 250,000, - HUF.

The primary communication channel is electronic mail - email.

Technical referent:

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