

Technical Description of a Turnkey Residential Building

Our contract includes:

- Complete architectural general contracting,
- Turnkey apartment,
- Land registry registration,
- Electronic construction log management,
- Responsible technical supervision.

Foundation slab:

Monolithic 25 cm reinforced concrete foundation slab.

Vapour barrier insulation:

One layer of 4 mm bituminous waterproofing membrane is installed on top of the concrete foundation slab.

External load-bearing walls:

30 cm YTONG load-bearing masonry, reinforced on top with a 30 cm reinforced concrete ring beam.

Apartment separating walls:

25 cm SILKA acoustic apartment-separating masonry.

Internal partition walls:

Partly 10 cm YTONG masonry units, partly certified gypsum board partition wall system.

Roof structure (truss):

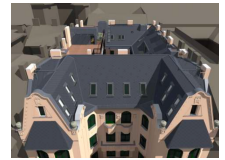
The roof structure is a carpentered roof built according to the structural design, reinforced with steel HEA beams. All timber structures are treated with flame-retardant, insect- and fungus-protective agents. The eaves are formed with exposed rafter ends.

Intermediate floor within the apartment:

Partly monolithic reinforced concrete slab, partly timber load-bearing structure built according to the structural design. In both cases, a plasterboard closing layer is installed as the final covering surface.

Roof covering:

The roof is constructed according to the designed facade drawings: the roof structure is counter-battened, and a vapour barrier, mesh-reinforced roof underlay foil is fixed to the battens. Then 35×50 mm battens are installed and the roof receives the covering specified in the design.



Thermal insulation:

The floor of the building is insulated with 20 cm AT-N100 load-bearing thermal insulation boards.

The ceiling receives 25 cm mineral wool insulation.

The facades of the building are insulated with 15 cm AT-N80 EPS thermal insulation.

Facade finishes

Interior wall finishes:

The interior Ytong walls of the building receive 1 cm thick cement-based machine-applied plaster, and metal corner beads are installed on all external corners.

After skim coating, the interior surfaces receive a white dispersion paint finish. If a different colour is chosen, the client undertakes to pay the price difference.

Exterior facade finishes:

In accordance with the exterior facade plans and the specification, the facade will be insulated with a 15 cm thermal insulation system, finished with a decorative (noble) render top coat.

Ceramic (cold) floor and wall finishes:

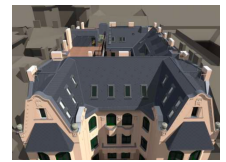
In the bathrooms, tiling is installed up to 2.10 m height; in the toilets, wall tiling to 2.10 m on the side walls and 2.10 m on the back wall; in the kitchen, between the lower and upper kitchen cabinets, tiling is installed between 0.6 m and 0.8 m height. Aluminium edge profiles are used on external corners. The wall and floor tiles are laid in a grid pattern. Service rooms (pantry, storage, technical rooms, utility rooms, laundry) receive only floor tiling.

The cold coverings (tiles) may be selected at a net price of 15,000 HUF/m² from the contractor or from the retailers specified by the contractor. Tiles more expensive than this can be ordered subject to paying the price difference.

Warm floor finishes

In the living areas, 8-9 mm thick laminate flooring with HDF backing is installed, in a colour chosen by the owner. For warm coverings, the owners may select laminate flooring at a price of 12,000 HUF/m² from the contractor or from the retailers specified by the contractor (higher price per square metre is possible subject to surcharge). Matching laminate skirting boards are included.

At transitions between different floor finishes within one open space, aluminium anodised transition profiles are installed. Change of floor finish from laminate to ceramic tiles or to large-format special tiles, which require special technology and materials, is available at an extra charge.



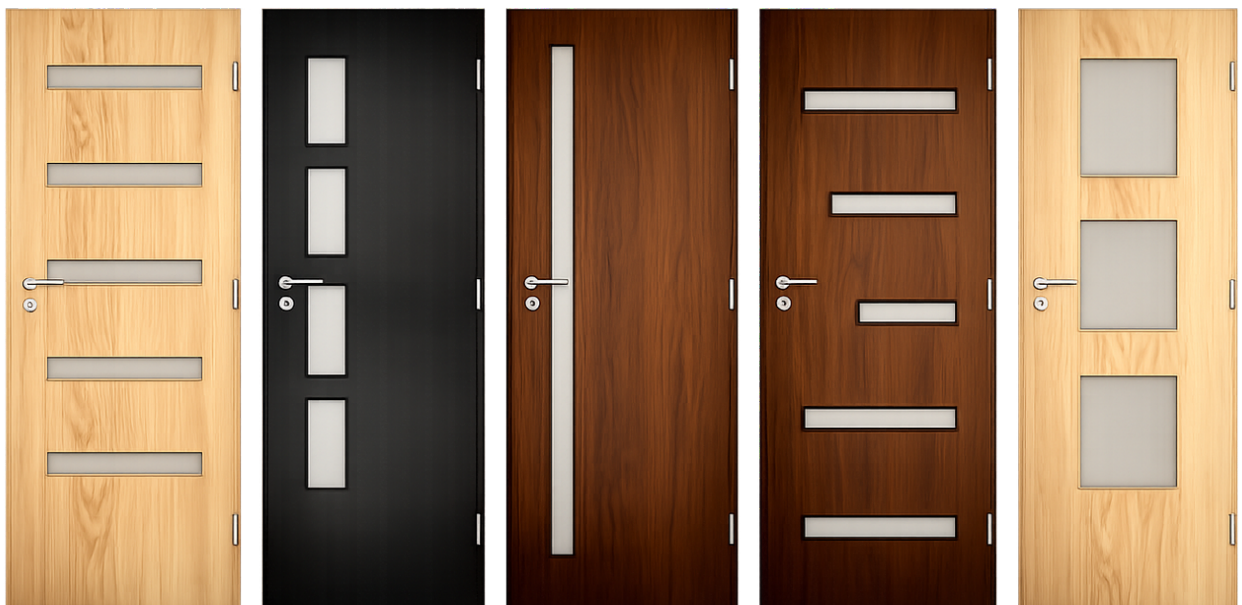
- **Interior doors:**



Post-installed CPL-foil, wood-effect (laminated-surface, no painting required) interior doors are installed.

Instead of the solid doors included in the base price, individually designed, decorated doors may be installed at extra cost.

If the Client wishes to order doors of a different quality, this must be indicated according to the schedule at least 6 weeks before installation.

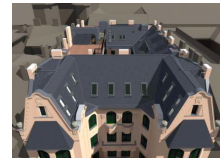


- **Entrance door:**

Entrance door size 100 × 210 cm, white, solid plastic (uPVC) door. It is made from an 80 mm, 6-chamber profile system and has 5-point locking.

- **Windows:**

Windows are made from 80 mm, 6-chamber profiles with triple glazing, straight sash design, with a glazing value of $UG = 0.6 \text{ W/m}^2\text{K}$.



- **Roof windows:**

VELUX GLL 1061 – pivot roof window, timber

Manufacturer: Velux, number of glass panes: triple glazing, opening type: centre-pivot, series: Velux GLL, material: wood, operation: manual, glazing type: triple energy-efficient glazing -61, thermal transmittance of the structure: 1.10 W/m²K.

Sheet-metal works:

Rain gutters and downpipes are made of galvanized steel. Downpipes are 125 mm in diameter.

Window sills:

External and internal window sills are made of plastic.

Water supply

Each apartment is equipped with a sub-meter (water meter) for water consumption.

Pipes for sanitary fixtures are made of plastic or multilayer pipe systems.

The WC pan is first-class porcelain, white, wall-hung.

Concealed, wall-hung WC cisterns are installed.

Washbasins and hand basins are wall-hung porcelain fixtures.

The bathtub is white acrylic, or a built-in shower tray with floor-recessed drain can be installed.

Taps are wall-mounted, metal, single-lever mixer taps with ceramic cartridges.

In the kitchen only the water supply and wastewater outlet connections are prepared; all further fittings and appliances are the Client's responsibility and cost.

Wastewater drainage:

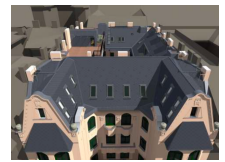
Throughout the building, the sewage system is made of PVC and KG-PVC pipes with socket and rubber-ring joints.

In the bathroom, water and wastewater connections for a washing machine are provided, using a standard HL trap.

Utility connections:

The contractor provides the water and electricity required for the construction works and pays the respective public utility bills for water and electricity during the construction period.

The connection of the utility meters (gas, water, electricity), as well as the cost of the necessary meter chambers for water, and the electricity and gas meter cabinets, are also borne by the contractor.



Heating:

A heat pump heating system is installed, which provides a water-based heating system and serves as a heating, cooling and domestic hot water production system in one. The same unit provides the domestic hot water. The heating system is a closed system with underfloor heating.

Cooling:

Each apartment is equipped with 1 central air-conditioning unit.

Ventilation:

Ventilation is natural, except in rooms without external connection, where an electrically controlled mechanical ventilation system is installed.

Lighting and electrical installation:

Each apartment has its own electricity meter and distribution board. The distribution board is located inside the apartment, near the entrance door. The meter and the meter cabinet are provided by the contractor.

The electrical network inside the building is installed by the contractor with the following outlet points:

Electrical fittings: "Modul" family or Schneider type.

The electrical distribution board in the apartments, the residual current devices (RCD) and the miniature circuit breakers are Schneider type.

Number of fittings:

Hall: 2 two-way switches, 1 light point, 1 socket outlet

Corridor: 2 two-way switches, 1 light point, 1 socket outlet

Staircase: 2 two-way switches, 2 light points

Rooms: 1 switch, 1 light point, 3 socket outlets

Bathroom: 2 switches, 2 light points, 2 socket outlets

Laundry / utility room: 1 switch, 1 light point, 1 socket outlet

Pantry, storage: 1 switch, 1 light point, 1 socket outlet

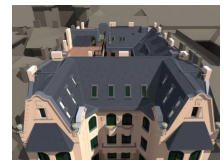
Living room: 2 switches, 1 light point, 5 socket outlets

Kitchen: 1 switch, 4 socket outlets (for fridge, cooker, dishwasher, microwave), plus 3 socket outlets above the kitchen worktop, 1 light point

The building is equipped with an RCD (life-protection FI relay).

Cable TV

The TV connection is installed with protective conduits and cable pulling. TV connection points are provided in the living room and in the bedroom; additional points can be requested at extra cost. The installed fittings (sockets, switches) are white.



Fire protection

Fire protection requirements for the building are defined by the relevant authorities and regulations, which the permit and execution plans comply with.

Miscellaneous

All materials, fixtures and fittings built into the building, as well as the quality of workmanship, meet the average quality and classification requirements set out in national standards.

The contractor reserves the right, in case of procurement difficulties, to replace the specified materials with other materials of at least the same or higher quality and value. If the Client wishes to have different materials installed instead of those proposed by the Contractor (tiles, interior doors, electrical fittings, taps, sanitary fixtures), the Contractor will undertake this as an additional order, with settlement of the price difference. For these materials, the Contractor will provide the necessary certificates of conformity required for installation.

Responsible technical supervision is provided for the entire duration of the construction.

Prices of materials built into the apartments

- Warm floor coverings: up to 15,000 HUF/m²
- Cold floor coverings (tiles): up to 12,000 HUF/m²
- Auxiliary materials: 2,000 HUF/m²
- Interior door in several colours and types: 90,000 HUF/piece
- Additional electrical fittings (extra outlets, switches, connection points): 25,000 HUF per point
- Price of sanitary fixtures: 5,000 HUF/m² based on the built floor area of the property

Items not included in the construction price of the apartments

- Cost of light fittings (luminaires),
- Alarm system,
- Heat recovery ventilation system,
- Kitchen furniture and other built-in furniture and their installation,
- Installation of pantry shelving, cooker, sink, extractor hood and other kitchen appliances and their installation,
- Loft access ladder,
- Snow guards,
- Commissioning costs of utility meters, public utility contracts.

Optionally selectable:

Budapest,

Valid even when sent electronically without signature.