

ANDOR

L I G E T

DESCRIPTION OF WORK

ANDOR LIGET APARTMENT PARK

1119 Budapest, Andor utca. 60. Hrsz.: 2913

Builder:

Andor60 Ltd.

1052 Budapest, Türr István utca 8.

General designer and contractor:

DVM Group Ltd.



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DESCRIPTION OF THE INVESTMENT

The Andor Liget Residential Park (1119 Budapest, Andor utca. 60. Hrsz.: 2913) will have 141 apartments and 3 commercial premises. To serve these functions, 156 parking spaces and 147 bicycle storage spaces will be created. 70 lockable storage rooms for sale have been built in the basement, ground floor and 1st floor.

1. LOCATION

The Andor Liget Residential Park will be built on a plot of land located at the corner of Andor Street and Pajkos Street in Budapest, district XI. The residential area is surrounded by suburban residential buildings in the form of family houses, semi-detached houses, terraced houses and, a little further away, block houses and apartment blocks.

2. PRESENTATION OF THE PROPERTY

The Andor Liget Residential Park will house 141 new apartments. The building complex is divided into 6 staircase blocks, with access to the staircases via pedestrian entrances on Pajkos Street and via arcades along the shared internal garden.

3. FUNCTIONAL DESCRIPTION OF THE BUILDING

The pedestrian entrances to the main residential use, Pajkos Street, were arranged towards the quieter, suburban-style Pajkos Street, due to the traffic on Andor Street. By subtly pulling back the facade of the complex on Pajkos Street, a new small town square has been created, providing a worthy entrance and small town lobby for the new residential complex. On this side of the complex, between the two pedestrian entrances, we have also organised the service and catering functions, with 3 small shops, and the possibility of creating consumer terraces along the facades.

The residential complex is divided into 5 adjoining, interconnected blocks (A, B, C-F, D, E), each with its own entrance and staircase. The 5 buildings form a 'U' at ground level, forming a ground floor pedestrian arcaded frame around a shared internal garden. Access to the 6 spatially separated staircase entrances is via the two

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pedestrian entrances on Pajkos Street, through the arcades in the inner courtyard, along the inner garden. All staircases will have lifts. Along the arcades, storage rooms and bicycle storage have been provided.

The planned complex will include a single-level underground garage. The 5-building complex facing Andor Street will also provide car parking on the ground floor with storage and service areas.

The main vehicular access to the residential buildings is provided from Andor Street by the provision of a slowing and acceleration lane.

The parking spaces on the ground floor are approached from Andor Street and are left with one-way traffic towards Pajkos Street.

Access to the underground car park on level -1 is provided by a two-way ramp. Access to and from the garage is only from Andor Street.

Balcony panels, which run uniformly around the facades of the building blocks, allow all the windows on the facades of the apartments to be made without parapets and with deep glazing, which allows more light into the apartments and better views. The wrap-around balcony panels also provide excellent shading for the lower level apartments against the summer heat. The façade is designed to provide balconies with different depths of 1.0-1.5-2.0 m, depending on the size and function of the apartments.

In the living rooms of the larger apartments, we have provided balconies with a depth that can comfortably accommodate a table that can be sat around. In other general areas we have created balconies 1.5 m wide, suitable for conversation and sitting out, and we have narrow balconies that are more suitable for plants, which can also add a lot to the value of the apartment.

TECHNICAL DESCRIPTION OF THE BUILDING

4. ARCHITECTURAL AND STRUCTURAL DESCRIPTION

Funding

The foundations of the building complex are made with load-bearing base plates and point and strip foundations. The free-standing residential building is built with a 1 level underground garage, ground floor + 5 storeys.

The foundation of the building is on two levels. The basement level is made of reinforced concrete slabs, with reinforced concrete reinforcement under the pillars with higher loads. The sprinkler tank will be located under the access ramp, with its upper level 1.0m below the upper level of the general base slab, i.e. 1.0m below the upper level of the general base slab. A 70-100cm thick sprinkler base plate is used

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to protect against uplift, and is connected to the parts of the structure that are loaded by the house according to the stresses generated by the water pressure. On the ground floor, part of the building hangs down from the basement level. In this area there are point foundations under the columns and stair-step foundations under the walls to ensure a good load transfer. The subfloor is a 15-20 cm thick reinforced concrete subfloor.

Load-bearing frame structure

The building is ground floor + 5 storeys high monolithic reinforced concrete frame structure. The building has a traditional braced wall design. The majority of the monolithic reinforced concrete bracing walls are located in the staircase core, but there are also separate walls at the ends of the towers.

Walls

The façade wall is made of 30 cm thick insulated masonry units. Partition walls are 30 cm thick lime sand brick wall construction.

Slabs

The slabs are of monolithic vb. structure. Concrete strength is typically C30/37. Slabs are generally 25 to 28 cm thick, thinning to 18 cm on terraces. The slab above the basement is 45 cm thick in the green roof area, with 65 cm of reinforcement around the piers.

Facades

Between the horizontally accentuated white slab "strips" that define the appearance of the building, we designed secondary, additional "layers" of playfully "dancing" coloured slats, which, in addition to their functionality, are a decisive element of the appearance of the whole building, with its unique rhythm of the building's image, which also ensures the intimacy of the terrace use.

Roofing

Green roofs and decking on the ground and first floors, and green roofs on the end slopes of residential buildings, are constructed as inverted-ply roofs with modified bituminous rainwater-proofing. On balconies without heated space underneath, where ceramic tiles are bonded to the substrate concrete, the rainwater protection is provided by a two-component, flexible, cement-based coating insulation under the tiles.

External windows and doors

Balcony plates, which are uniformly wrapped around the front of the façade, allow all the façade windows of the apartments to be made without parapets and with deep glazing, which allows more light into the apartments and better views. Insulated roller blinds will be installed above the front windows with electric terminals indoors.

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The front windows of the apartments are made of plastic with 3 layers of glazing, the front windows of the common areas and entrances are made of aluminium or steel. Balcony and terrace doors are typically designed with a 1.00 m sash and a fixed glass field, with only a few special exceptions.

In the common areas and penthouse areas, we have designed anthracite on the inside and outside, and anthracite on the outside and white shutters on the inside of the apartments.

For glazed windows with PVC frames: 1,1 W/m²K,

for glazed metal-framed façade windows: 1,4 W/m²K

5. BUILDING SERVICES DESIGN

Cooling-heating

The heating, cooling and domestic hot water (DHW) supply of the building is provided by air-to-water heat pumps. The equipment will be located in the basement level next to the exit ramp. The building services systems associated with the machines will be housed in the basement level heat pump plant room. Here you will find among others the DHW and heating, cooling buffer tank a 153kW water-to-water heat pump, splitter-collector, expansion tanks primary and secondary circuit pumps, heat exchangers and DHW tanks. The water-to-water heat pump recovers waste heat from the cooling process and uses it to heat up the HMV.

Ventilation

All apartments and shops have artificial ventilation in their wet rooms and kitchens. The extraction of harmful substances from garages is ensured by artificial ventilation. Staircases are equipped with mechanical heat and smoke extraction.

Consumption measurement

Separate meters will be installed in each apartment and shop (water, hot water, heating/cooling, electricity). The consumption of water and electricity in common areas will be aggregated on separate meters.

6. EXPENDITURE

One barrier-free lift will be installed in each staircase of each block.

7. ELECTRICITY

A 1MVA transformer will be installed in the building to ensure normal supply. The service transformer will be installed on level P1 in a dedicated room, in compliance with the relevant ELMŰ regulations. From the service transformer located at basement level, a cable connection will be made to the main distribution board in the basement main distribution room. A digital metering device will be installed downstream of the main circuit breakers to meter the larger isolatable groups.

We provide the supply needs of the premises according to the data provided. We design digital meters into all distribution equipment, with a view to retrofitting and ease of operation.

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Measurements of the common areas will be located in the main basement distribution board. In the basement, we also provide the possibility to disconnect the meters for car charging and calculate the availability of the required power.

On the upper floors, the metering equipment of the apartments will be installed in the riser manhole. In front of the riser traces, the respective distribution equipment will be placed on mounting plates, so that the traces behind them remain accessible, with the possibility of subsequent modifications.

The lighting of common areas (e.g. corridors, basement) is designed to be motion sensor controlled. The artificial normal lighting is of LED type, with luminaires adapted to the installation site. The necessary outlets for the luminaires in the apartments will be provided, the exact type of luminaires will be selected and installed by the future owner.

The building is equipped with telephone, fire alarm, computer network, video doorbell and camera systems. The low-voltage system control centres were installed in the stairwell lobbies and in the porter's area.

8. GARDEN

For the residents, the inner courtyard, surrounded by 6 building blocks, will create a shared intensive green grove, recreational and community space with terraces, garden pavilions, playfully undulating green surfaces, planting, an interior world of colourful greenery that will be lush in all seasons.

For the ground floor apartments, we have designed protected gardens and courtyards for private use, separated by hedges, with lawns.

1 garden tap to receive a watering meter for ground floor garden-connected apartments.

For all apartments with a terrace, we plan to install a Kemper type frost-proof shut-off valve next to the door, which can be installed at the buyer's expense.

9. STORAGE

On the ground floor, individually purchasable enclosed masonry storage units with a floor area of 2.5-6.0 m² each have been constructed.

10. PARKING

The main vehicular access to the residential buildings is provided from Andor Street by the provision of a slowing and acceleration lane. The ground floor parking spaces will be approached from Andor Street and exited to Pajkos Street with one-way traffic. Access to the underground car park on level -1 will be provided via a two-way ramp. Access to and from the garage is only from Andor Street. A total of 156 parking spaces and 147 bicycle storage spaces will be created. The floors of the parking spaces will be covered with coloured, painted resin.

TECHNICAL DESCRIPTION OF THE APARTMENTS

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GENERAL INTERIOR DESIGN

The interior design and appearance of the apartments (use of materials, colours, shapes) is designed in a variety of styles, from which home buyers can choose.

The standard equipment of the apartments includes the entrance door, interior doors, hot and cold tiles, sanitary ware, taps, ceiling light fittings, switches, sockets (sockets, TV, internet, telephone) up to the technical completion level required for occupancy.

Standard equipment does not include lights, appliances, built-in furniture, kitchen furniture, kitchen appliances, kitchen taps, shower glass walls.

Headroom

The ceiling height of the apartments is 2.65 m on the general level and 2.50 m in the hallway.

The penthouse apartments have a ceiling height of 2.80 m, 2.65 m in the hallway. The ceiling height of the ground floor common areas is 270 cm.

Entrance doors

Entrance doors to the dwelling are metal construction entrance doors with powder coated finish, RAL 9002 grey-white, three-piece galvanized cylindrical hinges, with hinge locks, bumper threshold, PZ lock, without door closer, floor door bumper, spyhole, multi-point locking mechanism, handle in aluminium colour and material.

Interior doors

The interior doors of the apartments are solid, full-panel, drilled wood chip inset CPL doors in 3 optional colours, without door closer, without door leaf support.

Enclosures

Warm enclosures

The apartments are covered with HDF substrate, waterproof laminate flooring. Laminate parquet 7,0 - 8,0 - 8,5 mm thick, available in 3 colours, Kaindl Evoke or equivalent, as chosen by the customer. The flooring is supplied with the same skirting board. Suitable for use with underfloor heating with water system. Wear resistance: IP33, Usability: AC5 for high traffic applications.

Internal thresholds and enclosure dividers: made with aluminium overrunning rails.

Cold envelopes

Class I quality, 8-9 mm thick tiles, recommended for residential and wet room applications, gress cold tiles, coloured throughout, in 3 colours of the customer's choice, Cersanit or equivalent. Plinth in all cases made of tiles cut on site from the chosen tiling. Side wall tiling: in bathrooms, toilets up to 2.10m (+-10 cm) in height, in kitchens no wall tiling is provided, it is not part of the installation.

Internal thresholds and enclosure dividers: made with aluminium overrunning rails.

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Cold cladding for balconies Class I 8 mm frost-resistant gres tiles, in the overall size of the balconies and terraces as shown in the floor plan.

Sanitary ware

The sanitary ware is Hansgrohe Vernis, the washbasin and toilet Villeroy&Boch, bathtub Ravak or equivalent.

The shower trays are low installation, flat types. The shower glass wall is not part of the standard equipment.

The apartment comes as standard:

Toilet:

1 toilet with built-in tank in the wall

1 hand washing with siphon

1 tap

Kitchen:

1 1/2" hot water connection

1 combined cold water tap with dishwasher connection

1 waste water connection

Bathroom:

1 bath or shower tray

1 toilet with built-in tank in the wall

1 washbasin with siphon

1 tap

1 radiator with towel dryer

1 bath filler tap or shower set

1 cold water tap for washing machine

Surface education

In the apartments, 2 coats of white dispersion wall paint are applied after gluing and sanding. The side walls of the communal areas will be painted in the colour specified by the designer and possibly finished.

BALCONY, TERRACE, ROOF TERRACE, GREEN ROOF, GARDEN

Balconies are provided for all the apartments on the first floor, all around the apartments, in front of the facade. The penthouses on the top floor will have a terrace.

Balconies: outdoor frost-resistant gressboard tiling with 10 cm (cut) plinth, quality I. o., with charge,

- On general roof terraces: outdoor frost-resistant gress slabs and/or equivalent, with 10 cm (cut) skirting, quality I. o., with a fee, and on covered roof terraces outdoor non-slip frost-resistant gress slabs, without skirting, quality I. o,

- Glass barriers on balconies, terraces

- Ground floor gardens are laid out with hedge borders

- Patio lighting in a single version with switch (1), with outdoor electrical outlets

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- Separating panels are installed on contiguous terraces and balconies

The penthouse apartments on the top floor have a private green roof and terrace. To make the use of the terrace, balcony and green roofs more comfortable, electrical outlets are provided for each apartment on the external façade wall.

The façade is designed to provide balconies with different depths of 1.0-1.5-2.0 m, according to the size of the apartments and the function of the rooms. In the living rooms of the larger apartments, we have provided balconies of a depth that can comfortably accommodate a table that can be placed around the living room. In other general areas we have created balconies 1.5 m wide, suitable for conversation and sitting out, or we have narrow balconies which are more suitable for planting, which can also add a lot to the value of the apartment.

For the ground floor apartments, we have designed sheltered gardens and courtyards for private use, separated by plant walls.

- Terraces in garden-connected apartments: gress cold tiles in I.o. quality

ELECTRICITY

Electricity: copper conductor in a protective conduit, connected to the street utility network, with a fuse box in the hallway. The meter box and the electrical supply cable and the electrical distribution within the apartment are prepared in the hallway. The supply to the apartments is as follows:

- Studio: 1x32 A (mains sizing 1x32 A, according to MSZ)
- Room and a half: 1x32 A (mains sizing 1x32 A, according to MSZ)
- Double box: 1x32 A (mains sizing 1x32 A, according to MSZ)
- Three rooms: 1x50 A (mains sizing 1x50 A, according to MSZ)
- Four-room: 1x50 A (mains sizing 1x50 A, according to MSZ)
- Four-room+: 3x20 A (mains sizing 3x20 A, according to MSZ)
- Penthouse: 3x20 A (mains sizing 3x20 A, according to MSZ)

The meters are located in the lockers in the lift lobby.

The following electrical fittings will be installed per apartment:

Entrance hall:

- 1pc cleaning cover,
- 1pc smart home panel, intercom
- 2 switches (lighting)

Bedroom:

- 2x2 sockets at the bed
- 1db TV+Internet
- 1db connector

- 1pc cleaning plug
- 1 switch (lighting)

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Living room:

1db TV+Internet outlet
2db socket
1pc cleaning plug
1pc switch

Kitchen and dining room:

fixed connection to the oven and hob
1 dishwasher socket
1 hood socket
1 refrigerator socket
4db connector
2 switches (lights)
1 outdoor lighting switch

Bathroom:

2 sockets for the washing machine
2 sockets per washbasin
1 switch (mirror lighting)
1 switch (lighting, which can be switched from the hallway)

Terrace:

2 external lighting outlets
1 IP protected socket

In the apartments where there are other rooms there will be 4 sockets per room, 1 cleaning socket and 2 internet outlets.

Fittings type: Legrand Valena Life or equivalent.

SMART HOME - LOW CURRENT

Each apartment will have individual lighting controls, which can be operated remotely if the internet and wifi network are suitable.

The control of the heating and cooling system of the dwellings is also part of the smart home functions, and remote control can be provided in this case, too, if there is a suitable internet and wifi network.

The internet connection to the apartments is provided by an optical network installed by the internet service provider. All rooms (living room, bedroom, etc..) will have fixed endpoints (cabling). Internet user contracts are concluded individually by the owners. If required, a roller shutter control can be optionally ordered.

Alarm system design as an option, based on individual order.

COOLING, HEATING

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In all apartments, a surface cooling-heating system is integrated into the ceiling slab structure, and underfloor heating is installed in the cold-tiled rooms - hallway, toilet, bathroom. In bathrooms, underfloor heating will be supplemented by a pure electric towel radiator.

GENERAL OPERATION OF ENGINEERING

The building services engineering of the building is unique in that the air-to-water heat pumps for heating and cooling are located in the underground car park. The machines were installed directly next to the exit ramp. With the proposed design, the heat capacity of the basement structures can be used, which is favourable for the heat pump operation. The basement is used for the reception (electrical and water) and mechanical rooms, as well as for the air-to-water heat pumps.

At the roof level, we have minimised the building services equipment. At the top of the staircases, only the heat and smoke extraction fans for the garage have been installed.

OTHER COMMENTS

PLEASE NOTE THAT DURING THE FINISHING WORKS:

- Inside the dwelling, the installation of thresholds at interior doors is FORBIDDEN!
- The dismantling or modification of the stranges (mechanical shafts) in the apartment is FORBIDDEN!
- Removal and closing of vents installed in openings is FORBIDDEN!
- Any drilling, dismantling or fixing of the monolithic reinforced concrete ceiling is only possible after the exact definition of the heating-cooling piping system (e.g. definition with thermal paper during operation)

The seller will provide an individual quotation for any modification requested by the buyer. The above information is for information purposes only and does not form the basis of, or form part of, any contract.

The furniture and accessories shown on the sales floor plan are for illustration purposes only. The kitchen and built-in furniture are not part of the basic layout.

The technical content of the dwelling is determined by this Annex.