

# Spanyolrét Gardens



## GENERAL TECHNICAL DESCRIPTION - 2x3 APARTMENT BUILDING

Premium real estate developer and investor: **S-Patrik Bau Kft.**

The apartment's equipment and fittings are detailed in the attached list of optional items, with a customized list for each apartment providing a breakdown by quantity and unit price.

# GENERAL INFORMATION

If, at the buyer's request, more or more expensive materials are installed, the additional cost will be borne by the buyer and will be accounted for as extra work.

The Contractor reserves the right to replace certain products or technical solutions with other products of identical technical content, and to set a unique price for the installation of products provided by the Buyer that are more expensive than the basic price level specified in the contract, or to refuse their installation. (e.g., washbasin over 300,000 HUF, cold paving larger than 30\*60cm, glued warm paving, etc.)

## Building description

Freestanding, articulated mass ground floor + 1-story modern building with 3 apartments.

# BUILDING STRUCTURE



## Foundation

Strip foundation + 15 cm waterproof monolithic reinforced concrete slab foundation

## External Enclosing Wall Structure

30 cm Wienerberger Porotherm ground brick, saving an additional 30% heat loss + reinforced concrete pillar frame according to structural design

## Apartment Dividing Wall

30 cm Silka sound-insulating brick

## Thermal Insulation

Facade wall: 12 cm thermal insulation system STO or equivalent

Roof: 20-26 cm EPS-100 cut-to-slope walkable insulation

## Sound Insulation

On floor: 3-8 cm PS sound-insulating panels with 0.5 cm Polifoam perimeter insulation along walls

## Waterproofing

Closing slab: 1 layer 1.5mm Rhenofol PVC waterproofing, green roof construction

Bathrooms: Under floor covering in wet areas, brushed waterproofing against service water

## Partition Walls

10 cm Wienerberger partition wall brick

## Floor Slabs

SW 200 type monolithic pre-fabricated reinforced concrete flat slab

## Stairs

Modern lightweight gypsum concrete stairs

# DOORS, WINDOWS AND ACCESSORIES



## External Doors and Windows

Plastic profile 6-chamber VEKA 82 or Aluplast Neo type with Roto NX hardware, colored ALUX DB film on the outside, 3-layer glazing.



## Building Entrance Door

Reinforced structure, door closer.



## Apartment Entrance Door

4-8 point locking metal security door with decorative covering, MABISZ certified, security lock up to 200,000 HUF (i.e., two hundred thousand Forints).



## Interior Doors

Decorative (CPL foil) subsequently installable design, with handle, in selected color at a net price of 80,000 HUF/piece. Glazed version based on separate quotation.

## Window Sills

- External Sill: 2 cm thick granite porcelain in white color
- Internal Sill: 2 cm thick granite porcelain in white color

## Shading Technology

For all facade openings, except bathrooms, a structural design suitable for hidden roller shutter boxes is provided, with electrical installation. (Guide rail + roller shutter slats, motor based on separate quotation)

## Other Accessories

Rainwater Drainage

Silver or anthracite powder-coated aluminum gutter and downspout sheet metal structure

French Balcony Railing

Grey double safety glass

# COVERINGS



## Common Areas

With modular KAVICSBETON London grey 10x20 cm paving stones



## Ground Floor Terrace

Porcelain stoneware tiles max. 60x60 cm in size + skirting (uniform on the building, net 8,000 Ft/m<sup>2</sup>)



## Apartment Wet Rooms

Up to 2.0 m height (net 8,000 Ft/m<sup>2</sup>)



## Kitchens

In a 60 cm strip between the lower and upper cabinet elements

## Floor Tiles

(bathroom, WC, hallway, kitchen) up to net 8,000 Ft/m<sup>2</sup>, skirting 10 cm high

## Tile Grout

MAPEI grout colors available from approx. 20 colors, as well as color-matching silicone grouts

## Tile Edge Protector

Aluminum edge protectors, colored ones provided by the client

## Warm Coverings

Laminate flooring net 6,000 Ft/m<sup>2</sup> with vapor barrier film, foam underlay, skirting net 350 Ft/linear meter. It is possible to install traditional oak or other tongue-and-groove parquet flooring; in this case, the Buyer provides the parquet and auxiliary materials, and the price of the laminate flooring material will be refunded.

## Garden Paths, Walkways, Edges

Decorated paving (KK-BETON 10x20 cm – LONDON type), with curbstone + gravel or washed pebble infill around the building

# SURFACE FINISHING AND LANDSCAPING

## Painting

2 layers of plastering, 2-3 layers of painting with dispersion paint, in white or pastel shades. The basic price includes painting with up to 3 different colors per apartment; if the customer requests more colors, an additional charge of 800 HUF/sqm will apply, and the colored paint must be provided by the customer.



## Facade plaster

With rubbed textured colored plaster

## Plinth plaster

Made from micro-grained plinth plaster. REVCO, or equivalent



### Plants

Hand-sown grass, irrigation system installation optional



### Landscaping

Filled with 10-15 cm of topsoil, grassed

## Other storage

Mailbox

Wall-mounted stainless steel mailbox

Bin storage

Construction of covered bin storage

## Plot demarcation

Fence: Galvanized fence on the street front, with a remote-controlled street gate for vehicle entry. Rear + side fence: plastic-coated wire mesh on steel posts, separation of privately used plot areas, plastic-coated wire mesh on steel posts 1.5 m high.

# MECHANICAL SYSTEMS

## Heating (cooling)

Westen Auriga type heat pump system with hot water storage. The heat-emitting surface in the apartment includes underfloor heating, and one high fan-coil cooling unit on the ground floor and first floor is included in the basic price. Ceiling heating-cooling can be requested as an option, which can eliminate the need for air conditioning units.

## Heating-Cooling piping

Cold water – hot water piping: WAVIN 5-layer aluminum-plastic heating pipe, installed in protective pipe-floor with bronze cast press fittings.

## Water connection

1 washing machine connection with chrome cover plate, water + drainage + siphon in one unit.

## Metering units

Cold water meter, - located within the apartment.

## Heating control

Digitally programmable weekly thermostat located separately on each floor in the living room and upstairs, SIEMENS or HONEYWELL, or other similar quality.

## Outdoor water access

1 tap located in the common area by the waste storage within the plot. An outdoor tap can optionally be requested within private plots.

## Renewable energy

Protective piping suitable for a rooftop solar panel system will be installed; solar panel installation will be carried out according to a separate quote.

# ELECTRICAL INSTALLATION

## Electricity

1x 32 A energy per apartment.  
Fuse box located in the apartment with a residual current device (RCD, "FI" relay).  
The heat pump tariff is not included (this is optional at the current market price set by EON).

## Wiring Type

Wiring is done with copper cables of 1.5 mm<sup>2</sup> and 2.5 mm<sup>2</sup> in protective conduits, routed in wall grooves-protective conduits, according to current valid standards.

## Intercom System

Intercom at the fence, analog unit in the apartment.

## Switches, Sockets, Lighting

LEGRAND Valena type fittings in white or off-white color. 4 sockets per room, 1 TV, 1 internet; 8 sockets in the living room, 1 TV, 1 internet; 10 sockets in the kitchen-dining room (outlet); 1 waterproof socket on balconies-terraces; 2 sockets in bathrooms.

Lighting: 1 light fixture in every room, 1 in the bathroom + 1 mirror light, 1 in corridors, wardrobes, balconies-terraces.

## Alarm System

1 motion sensor protective conduit per room, 1 control panel on the ground floor (upper floor control panel is optional).

## Fan Ventilation

Extractor fan with delay automation in windowless toilets or bathrooms. Kitchen exhaust preparation (wall penetration).

## Phone + TV + Internet

Network connection in each room (residents arrange connection to the service provider). Computer network and home cinema wiring available based on a separate offer.

## Outdoor Lighting

Light fixtures and wall lamps at the garden gate, on the garden path, and at the building entrance, operated by a twilight switch.

# SANITARY FITTINGS PER APARTMENT



## Sinks

Faucets net 20,000 Ft.



## Toilet

2 wall-hung toilet bowls, customer chooses type with toilet seat, Geberit Basic concealed cistern and flush plate net 40,000 Ft.



## Bathtub

1 Bathtub: white ACRYLIC straight design with leg set, automatic waste fitting net: 90,000 Ft value + with faucet (20,000 net value)



## Shower, Bidet

Shower tray with glass door net 100,000 Ft, bidet installation based on separate quote (in locations marked as optional on the floor plan)



## General basic electrical equipment (with LEGRAND VALENA fittings)

Living Room	6 sockets, 1 chandelier, 1 telephone, 1 TV, thermostat (sockets: 2 single, 2 double)
Bedrooms	4 sockets, 1 chandelier, 1 telephone, 1 TV (sockets: 2 single, 1 double)
Kitchen	6 sockets, 1 electric oven, 1 chandelier, 1 wall light (counter lighting) (sockets: 2 single, 2 double)
Hallway + Bathroom	1 ceiling light fixture, 1 wall light, 1 socket
Toilet + Pantry (utility room)	1 light fixture, 1 socket
Terrace, balcony	1 light fixture, 1 socket
Storage	1 light fixture, 1 socket

# REPLACEABLE ITEMS

Prices belonging to the basic equipment, which will be credited if the Client replaces them with other products  
(Gross prices)

## Doors unit/sqm material installation fee total

1

Internal doors with frame, installation, handle, surface-treated finish	1 pc	80 000 Ft	8 500 Ft	88 500 Ft
---	------	-----------	----------	-----------

## Coverings

2

Wall tiles (bathroom, WC, kitchen) + up to 200 cm height	1 sqm	8 000 Ft	8 000 Ft	16 000 Ft
Floor covering (cold covering)	1 sqm	8 000 Ft	8 000 Ft	16 000 Ft
Cold covering auxiliary materials (adhesive + grout + edge protector)	1 sqm	800 Ft	0 Ft	800 Ft
Laminate with skirting (e.g., oak)	1 sqm	6 000 Ft	2 500 Ft	8 500 Ft
Plastering + painting in 2-2 coats, white color	1 sqm	500 Ft	800 Ft	1 300 Ft
Ground floor terrace covering with KK London paving stone, kerbstone	1 sqm	3 000 Ft	5 000 Ft	8 000 Ft

## Sanitary Ware

3

Bathtub with legs, automatic drain	1 pc	90 000 Ft	9 000 Ft	99 000 Ft
Bathtub faucet + shower set	1 pc	25 000 Ft	4 000 Ft	29 000 Ft
Wall-mounted washbasin max 60cm	1 pc	20 000 Ft	5 000 Ft	25 000 Ft
Washbasin faucet	1 pc	14 000 Ft	2 000 Ft	16 000 Ft
Wall-hung deep-flush WC bowl with hard plastic seat	1 pc	45 000 Ft	5 000 Ft	50 000 Ft

