



**FIUMEI**  
RESIDENCE

**ENGINEERING BRIEF**

## GENERAL DESCRIPTION

**Subject:** 58-unit residential project,  
2 buildings

**Location:** Budapest, 8th district bordered by  
Fiumei, Légszesz, Berzsényi, and Baross tér

**Topographical lot number:** 34596

**Investor:** Fiumei Virág Zrt., 1013 Budapest,  
Krisztina tér 3. 1. emelet 6, Hungary

**Designer:** ARC-S Engineering & Design Kft.,  
1224 Budapest, Deák Ferenc utca 39., Hungary

### Details of planned building construction:

Construction zone: Vt-V/N-1, Town center area

Construction method: Closed Development

Number of floors: B+G+8

The Front building can be accessed through the main entrance in Fiumei street and the inner building through a pedestrian bridge between the two buildings. The residents will be able to access the ground floor and the basement level parking garage with their cars from two separate entrances both located in Fiumei Street.

Residential units of various types (1 - 4 room), layouts and sizes will be placed on floors 1 to 8, while the apartments' storage rooms will be located in the basement and ground parking levels, along with engineering premises (MEP technical rooms). The ground floor will include also "common" facilities like waste bin storeroom, bicycle area, lobby, etc.

Both buildings will include on the rooftop MEP covered facilities and a technical room on the 8th level of the front building.

On the 8th floor there will be roof gardens that will be part of the penthouses located on the 7th floor. The inner and the back court on the 1st floor will be covered by vegetation of various plants and trees. All the green areas will be watered by an automated irrigation system.

On the facade will be placed some modern style "erker" balconies with protective glass panel. All the rooms facing the inner or the back court will have balconies while the penthouses will be connected to large terraces.

## ENGINEERING SCOPE FOR THE BUILDING

### STRUCTURAL COMPONENTS

The building has a monolithic reinforced concrete pillar frame with monolithic reinforced concrete floors and reinforcing walls. A reinforcing stairwell core will provide horizontal bracing. The stairwell and elevator shaft walls will be 20cm monolithic reinforced concrete, floor slabs will be 22 cm thick, basement walls 30cm thick reinforced concrete structures.

### EXTERIOR SPANDRELS, PARTITION WALLS

Spandrels to fill the framing will be made of 30cm thick brick wall block elements. The walls separating the apartments will be 30cm thick, with sound-proof manually laid lime sand masonry blocks.

Partition walls inside the apartments will be built using 10cm brick wall or gypsum boards according to the design.

### FACADE CLADDING

Rustic brick wall cladding will be placed on the facade of the front building from 1st till 6th floor.

### FACADE DOORS AND WINDOWS

The balcony doors and windows of the floors 1–6 will be made of plastic profiles and insulating triple-layer glazing with extra soundproof glass for the apartments of the street front. The penthouses on the 7th floor will have aluminum balcony doors and windows installed.

There will be trickle vents built in the windows of all the rooms of every apartment.

## ENGINEERING

### Gas supply

Natural gas connectivity will only be provided for heat-generating installations, and no gas consuming appliances may be installed in the apartments (electric ovens and hoods can be installed in the kitchens).

### Water supply, drainage

Water supply for the building can be provided from the public utilities using new connecting lines from the street. The new water meter will be installed in the basement premises built for this purpose. Pipes will be installed in the floors and wall chases inside the apartments.

### Heating

Central heating will be provided for every apartment in the building with a combination of a condensing stationary gas boiler installation and a heat pump (both placed on the 8th floor technical room). Heat-transfer flat radiators are planned, supplemented by tube-on-tube towel rails in the bathrooms. For the penthouses of the 7th floor is planned installation of hydronic underfloor heating connected with the heat pump. The heating in every flat is controlled by thermostat.

### Cooling

The apartments on the street front will include fan coil system connected to the heat pump. The penthouses will include cooling panels connected to the heat pump. The rest of the apartments include pre-installed piping and cabling for split air-conditioners (unit is not included). The indoor units in every case will be side-wall mounted placed in the living room of each apartment.

### Ventilation

Dedicated ventilation system is established for kitchen hoods and restroom air-change purposes. The system is operated with a central exhaust vent and motorized valves that open and close according to usage. The kitchen hood is

not included in standard. Fresh air supply will be provided through the internal doors and trickle vents built into the windows. For the penthouses there will be installed a sophisticated heat recovery ventilation system making possible the air renewal without opening doors or windows. For the street front apartments there will be a local heat recovery ventilation system installed. Exhaust providing top and bottom aeration has been designed for the closed parking garage. Fresh air can enter these areas through the access ramp (grated garage gate) and the smoke removal/air replenishing vents.

All utility consumption in the apartments (hot and cold water, heating, electricity) will be measured using individual meters.

## LIFT

The buildings will have one lift close to the stairwell, spacious enough for the transporting of furniture and passengers. Further detailed descriptions are available in the Building Technical Specifications.

## ENGINEERING SCOPE FOR THE APARTMENTS

The Seller informs Buyers that dimensions per the architectural floor plan denote distances between the mortar less masonry walling of the internal side of the divider walls between apartments. Room sizes are calculated from the wall planes.

### Apartment front door

The apartments' front doors are fire regulation compliant multi-point locking security doors certified by the Association of Hungarian Insurance Companies.

### Windows, internal doors and balcony doors

- Internal doors: full-frame doors in 3 colors according to the book of standard and dimensions per the architectural designs, set in post-mounted casings, and with chrome colored hardware and door-handles.
- Windows, balcony doors: Heat bridge free, shock-resistant PVC profile with triple-layer heat-insulated glazing. Blind boxes will be installed, suitable for accommodating aluminum blinds (blinds are not included in the standard), and preparation for power operation for electric blinds (motorization available as an optional extra for a surcharge). Penthouses are exception.

### Floors

- Bathrooms and toilets: Tile flooring per the architectural designs, in 3 colors according to the book of standard.
- Bedrooms, living room: Laminated wood floor or vinyl with color-matched skirting, including foam underlay and moisture sealing film, in 3 colors according to the book of standard.

- Lobby, Kitchen: Laminated wood, vinyl or tile floor depending on design, in 3 colors according to the book of standard.
- Balcony and patio floor: Non-slip anti-freeze tiles (no choice available).

### Wall facing

Glazed wall tiles in bathrooms, showers and toilets, covering runs up to a height of 2.15m, (matched with the floor tiles).

### Finishing

Walls to be plastered and covered with white dispersion paint, except where cladding is applied.

### Assembled walls, suspended ceiling

Engineering pipes and equipment, concealed toilet tanks and the optional air-conditioning will be covered as necessary by constructing assembled walls (suspended ceiling, faux beams).

### Sanitary premises, fixtures

- Bathroom and separate toilets brand is described in the book of standard, white china washbasins and toilet bowls will be integrated, along with plate or acrylic shower pans or tubs with chrome-plated single-arm mixer taps and spigots (shower cabins and glass panels will be installed according to the design). Bath tubs and shower pans to be installed will have the dimensions appearing on the blueprints, with tiled fronting and chrome-plated drains and overflows. Hand basin will only be installed in separate toilets.
- Chrome-plated single-arm basin and bath taps brand is described in the book of standard (as chosen by the Seller) and will be installed in the bathrooms and toilets. A wall mount hand-held shower will be part of the bath faucet.
- Toilets will be made of white china, and will be deep-flush wall mount type with concealed tanks equipped with two buttons for long and short flush.
- Washing machine connections grey-water drainage and cold water supply built into the wall at the spot that is marked on the floor plan in the bathroom or in areas specifically marked otherwise on the plan.

### Kitchen

- Kitchen furniture and equipment are not included.
- Dishwasher connection: Water supply possible off the combined kitchen sink valve, and greywater drainage through the sink's combined syphon, in the spot marked on the layout drawings.
- No natural gas outlets will be installed.

### Electrical grid

- Meters: Utility ('ELMÚ') approved metering devices will be located close to the building entrance inside cases designed for this purpose.

- Performance, installation:  
Purchase price will include 3x16A electric power rating in the apartments.
- Electric switches and sockets:  
Brand is described in the book of standard type white fixtures in the quantity corresponding to the electrical working designs
- Power outlets with extra fixtures:  
Based on the Seller's offer. Electrical fixtures will be placed per the electrical plan, with the option of review available during engineering consultation.
- Lighting fixtures:  
Are not included in the apartments' accessories, and thus in the purchase price.

#### Low-current systems

- Cable TV network:  
With one socket in every living room and bedrooms (Without cable TV registration or subscription).
- IT connectivity:  
One UTP socket each in the living room and bedrooms.

#### SMART HOME SYSTEM

The base price does not include any smart home system (penthouses are exception). Client has the possibility to request for an extra charge the design and installation of custom smarthome systems. The system can include a hub unit, smart sockets and smart device based remote control for the integrated heating, cooling, ventilation, blinds, lights etc. Fixed-line internet connectivity will be required for the smart home system to function, and providing for it will be the owners' responsibility.

#### MODIFICATION OPTIONS

For a price and at the Seller's discretion, Buyers will have the option to modify the configuration of their respective property sections (with the exception of jointly owned areas or other property sections), which:

- May not affect the building's exterior appearance and structural system.
- May not result in degraded quality concerning the technical parameters and appearance of either jointly or independently owned property sections.
- May not be disadvantageous for either the prospective co-owner or any third parties.
- May not have any bearing on the project implementation schedule nor any contracts, agreements and rights related to it.

Any modification may only be implemented subject to the Seller's consent, within the time limit the Seller specifies, and after the payment of any incremental costs.

#### Options

- Choose from the provided model collection, including basic trim products and the collection available for an extra charge.
- Items available subject to specific order (air-conditioning, blinds, etc.).

- Modification of interior design.
- Design of smart home functionality (lighting, blind control, etc.).
- Power and low current outlet locations.
- Water mains and drainage outlet locations (washbasin, sink, washing machine, bathtub, exchanging tub for shower or the other way around).

#### TERMS AND CONDITIONS

The Seller must be notified about every modification request in writing ('notification'), by no later than the date designated by the Seller preceding the start of the respective work phase.

The Seller will provide a consultation opportunity to the Buyer free of charge, where the Buyer will be briefed about the feasibility of their modification requests and their completion deadline.

The Seller will quote a price for such modifications. If the offer is accepted, the parties will not amend their final sale and purchase agreement/preliminary contract; instead, they will enter into a specific contracting agreement for the completion of the extra work in question.

The Seller is under no obligation whatsoever to perform every modification request. The Seller may refuse to complete complicated interior design configurations that significantly deviate from blueprints, and to integrate excessively expensive and/or inferior quality materials.

#### MODIFICATIONS THAT CANNOT BE REQUESTED

The Seller informs Buyers that certain modifications will not be possible even against the payment of extra fees, due to the technical/ engineering specifics of the building and construction work. Among others, the following requests cannot be accommodated:

- Modifications affecting the façade or common areas (balcony railings, balcony flooring, exterior wall color, color and configuration of exterior doors and windows, etc.)
- Modifications of rooms that would involve any change to the construction permit
- Front door (type, dimensions, color, etc.)
- Changes to the patio or balcony flooring or rails
- Underground parking garage spot marking, color and material of the floor
- Floor drains in sanitary rooms
- Wall paint in different colors or papering
- Heating system (installation of gas pipes, central thermostat, underfloor heating, etc.)

#### VIEWING OF PREMISES

The Seller kindly informs the Buyer that during construction entry to the property premises is allowed only on dates arranged in advance. During the entire construction period, Buyers will be allowed to enter the premises on two occasions once the building structure has been completed, likewise subject to advance appointment. In case no appointment was made in advance, the Seller or its agent may refuse to let the Buyer view the site.