TECHNICAL DESCRIPTION
(Residential Units)

The Technical Description describes the technical characteristics of the residential units of the Seven Pearl Project to be built on the plot No. 34508 in the VII. District, between Sip Street and Dohany Street.

The Technical Description' s intent is merely to describe the common design and engineering principles of the Seven Pearl Project. It portrays in general the technical systems and the type of materials to be used. It does not constitute the basis of the brands, models and colours of any architectural/interior finishing materials, sanitary wares and fixtures, electrical fixtures, kitchen and bathroom cabinets and appliances, joinery and doors. Pearl Real Estate Development Kft. reserves always the right to make any changes to the Technical Description if required technically and/or as per applicable regulations and laws.

There are 5 building blocks (i.e. the heritage building block A and the building blocks B, C, D and E) in the Seven Pearl Project with 2 basement floors and 7 floors excluding the ground floor. The underground parking spaces in the basement floors are accessible from the Sip Street. The vehicles will enter from and exit to Sip Street directly from the same location in a safe way. The surrounding public areas will be connected to the Seven Pearl Project via paved walkways. The courtyard will consist of small decorative gardens at different levels. The entrances of each building block will be situated in the courtyard separate from each other.

1. BUILDINGS

STRUCTURE:

The load-bearing vertical structural elements are conventional reinforced concrete shear walls and pillars. The slabs and stairs are also made of reinforced concrete.

WATERPROOFING OF FOUNDATIONS & BASEMENT FLOORS:

The foundations and the perimeter walls of the basement floors will be waterproofed in accordance with the architectural plans and engineering designs.

FAÇADES:

The façades of the buildings shall consist of windows and doors which are going to be made of aluminium, wood and/or PVC profiles. The cladding of the Façades will be done with natural stone in the lower levels and with brick and plaster in upper levels over the technically necessary thermal insulation. Electrically controlled shutters will be installed in front of the balcony/terrace doors and windows of the residential units.

ROOFS:

The roofs of the buildings will be terraces and green roofs according to the architectural design and plans. Thermal and water insulation systems will be applied in accordance with technical requirements.

RAINWATER SYSTEM:

Rainwater collected at roofs, terraces and balconies will be channeled by means of down pipes to be installed at the exterior of the façades or inside the façade walls. Rainwater storage system with adequate capacities in accordance with the the applicable regulations will be arranged.

FIRE DETECTION, FIRE ALARM & FIRE FIGHTING SYSTEM:

Fire detection, fire alarm and firefighting systems will be installed in all common areas in accordance with applicable Fire regulations. Fire cabinets with extinguishers, fire alarm buttons and fire detectors will be installed in the floor corridors. Exit signs on fire doors and elevator halls will be installed to show the emergency escape routes. Emergency lighting will be made available for power outage. Staircases will be centrally pressurized to flush out smoke.

In the basement floors where the parking lots are, carbon monoxide detectors at necessary locations in accordance with the fire detection and fighting plans, and fire cabinets with extinguishers will be installed. In addition, a smoke exhaust system for the whole basement floors will be built in.

INTERIOR WALLS:

In line with the architectural design and plans, as well as in accordance with the technical requirements of the location where the interior walls will be erected, they will consist of hollow bricks or aerated concrete blocks or plasterboards or gypsum plasterboards, or any other similar materials which will be technically compatible and suitable with the architectural design and plans.

WATER & SOUND INSULATION OF RESIDENTIAL UNITS:

Waterproofing will be done on the necessary surfaces of the wet areas i.e., bathrooms, in the residential units. Technically required methods will be applied, and sound insulation shall be made at the slab levels between each floor of the residential units to ensure the comfort level as indicated in the technical calculations and reports.

COMMON AREAS (ENTRANCE HALLS, FLOOR CORRIDORS & LIFT LOBBIES):

Building entrance halls, floor corridors and lift lobbies will be fitted out as per the architectural interior plans and designs. Granite, marble or first-class ceramic tiles will be used for floor coverings of the entrance halls, floor corridors and lift lobbies. Decorative wooden panelling, granite or marble will be used for wall coverings at the building entrance halls and lift lobbies. Wallpaper and water-based paint will be used in for wall covering of the floor corridors. There will be mailboxes with locks for each residential unit. The entrance halls, floor corridors and lift lobbies will be illuminated by automatic lighting system equipped with a timer switch or motion detector. Epoxy flooring will be used in the ordinary staircases. Other staircases directly connecting to entrance halls, floor corridors and lift lobbies will be covered with material compatible to the ones used in entrance halls, floor corridors and lift lobbies.

ELEVATORS:

All the buildings will have wheelchair accessible, frequency-controlled, AC-powered, all-purpose passenger lifts, with a capacity compatible with traffic calculations and applicable technical regulations with in-built machinery room.

OUTDOORS AREAS (SOFT & HARD LANDSCAPING):

Outdoor areas in the courtyards of the condominium will be constructed as soft and hard landscaped surfaces in accordance with the architectural design and plans. There will be paved areas to facilitate safe and comfortable pedestrian traffic with appropriate surface drainage and lighting. Small decorative gardens which will be illuminated at nights will be established and watered by use of automatic drip irrigation system.

2. RESIDENTIAL UNIT INTERIORS

DOORS:

Entrance Door:
MABISZ (Hungarian Insurance standards) classified doors that match the interior architectural plans and design will be installed.

Internal Doors:
Wooden vaulted, lathed, and coated doors that match the interior design will be installed. Type of coating will be determined according to the principles of the interior architectural design.

Door Style	:Solid Wood or MDF
Leaf	:Wood Veneer or lacquer paint
Frame	:Wood Veneer or lacquer paint

JOINERY:

In each residential unit there will be a cabinet at the Entrance Hall and a laundry cabinet that will be manufactured and installed in accordance with the interior architectural plans and design. The kitchen and bathroom cabinets and coutertops will also be manufactured and installed as per the interior architectural plans and designs. The cabinet' s doors will be covered with PVC membrane or wood laminate or lacquer paint over MDF.

ENTRANCE HALL & CORRIDOR COVERINGS:

Floor covering:	First-class laminated wood (consists of layers of wood, glued together to create a plank which has a real-wood veneer on top) or first-class ceramic tile flooring.
Wall covering:	Water based paintover cementitious or gypsum plaster on the walls.
Skirtings:	Skirtings compatible with floor covering.
Ceiling covering:	Water based paint over cemetitious or gypsum plaster on the ceiling or over gypsum plaster on gypsum plasterboard suspended ceiling.

LIVING ROOM COVERINGS:

Floor Covering:	First-class laminated wood (consists of layers of wood, glued together to create a plank which has a real-wood veneer on top) flooring.
Wall covering:	Water based paintover cementitious or gypsum plaster on the walls.
Skirting:	Skirtings compatible with floor covering.
Ceiling covering:	Water based paint over cemetitious or gypsum plaster on the ceiling.

BEDROOM COVERINGS:

Floor Covering:	First-class laminated wood (consists of layers of wood, glued together to create a plank which has a real-wood veneer on top) flooring.
Wall covering:	Water based paint over cementitious or gypsum plaster on the walls.
Skirting:	Skirtings compatible with floor covering.
Ceiling covering:	Water based paint on cementitious or gypsum plaster on the ceiling.

KITCHEN COVERINGS:

Floor Covering:	First-class laminated wood (consists of layers of wood, glued together to create a plank which has a real-wood veneer on top) flooring or first-class ceramic tile flooring.
Wall Covering:	Water based paint on the walls and backsplash between the countertop and the cabinets out of first-class ceramic tile or quartz panels or wood panels.
Ceiling covering:	Water based paint over cementitious or gypsum plaster on the ceilingor over gypsum plaster on Gypsum Plasterboard suspended ceiling.

BATHROOM COVERINGS:

Floor Covering:	First-class ceramic tile.
Wall Covering:	First-class ceramic tile and/or wallpapers.
Ceiling Covering:	Water based paint over cementitious or gypsum plaster on the ceilingor over gypsum plaster on Gypsum Plasterboard suspended ceiling.

TERRACES' & BALCONIES' COVERINGS:

Floor Covering:	First-class ceramic tile or similar outdoor floor covering material.
Wall Covering:	Silicon-based or other external surface paint compatible with façade cladding.
Ceiling Covering:	Silicon-based or other external surface paintcompatible with the facade cladding.
Railing:	Iron railings

3. ELECTRICAL SYSTEMS

LOW VOLTAGE ELECTRICITY:

- Grounding will be installed in all the buildings.
- Lightning protection system will be installed in all the buildings in compliance with the engineering design and technical requirements and regulations.
- All electrical panels will have a residual current circuit breaker to protect against accidents.
- A transformer substation will be installed to provide energy to the buildings.
- The electric cables will run through conduits installed in the walls and screed. The residential units will be equipped with 3x20A electric power supply.
- IT connection infrastructure and outlets will be installed in the living room and in every bedroom.
- Sufficient number of electrical outlets will be installed in all the bedrooms, living rooms, kitchens, bathrooms.
- Battery-charged "Emergency Lighting" (at least one) will be provided as necessary in the staircases and hallways of fire escapes.
- Energy-efficient lighting fixtures will be used.

SMART HOME SYSTEM:

Smart home system will be installed to enable the controlling of the below listed systems;

- Heating and Cooling,
- Interior lightings,

- Electrically controlled shutters,

TV SYSTEM:

The data and cable TV network in the common area of the buildings will be equipped with a switchboard, from where the available owner-selected service providers will be able to bring their own end cable into the residential units via a pre-designed and installed conduit. The low-current CAT6 cable and IT network has multiple endpoints in the residential units.

SECURITY SYSTEMS:

The entrance doors to the buildings will comply with MABISZ (Hungarian Insurance standards) regulations. The garage door will be controlled by remote control. Outdoor and common areas of the condominium will be equipped with CCTV surveillance system with links to the reception in accordance with the engineering design and as per applicable regulations and laws.

INTERCOM SYSTEM:

A digital intercom system will be installed in all residential units. The system will control the building entrance door and will allow communication between the residential unit and the building's main entrance door.
A doorbell panel will be placed at the entrance of the buildings. This panel will allow calls to be made from the building main entrance door. In addition, the building main entrance door will be openable with a password.

4. SANITARY SYSTEMS

POTABLE WATER SYSTEM:

Tap water will be obtained from the city's main distribution network and will be brought to the cold-water meter at the entrance of the building to be distributed to the residential units. Cold water will run through galvanized or compatible material main pipelines in the buildings and 5-layer polyethylene composite or compatible material pipes inside the residential units.

WASTE WATER SYSTEM:

Certified PVC-based or HDPE or compatible material pipes and fittings will be used for the main pipeline and for the basement floor collections to be connected to the city's main sewage system.

HOT WATER SYSTEM:

Hot water will be provided to residential units 24 hours a day through a centralized boiler system. Each residential unit's hot water usage will be measured and billed separately through the hot water meter with the specific interface, which will be placed on the water installations for each residential unit.

SANITARY WARES AND FIXTURES:

First class sanitary wares (e.g. washbasin, water closet, bathtub, sink) and fixtures shall be installed in accordance with the architectural interior design.

5. HEATING & COOLING SYSTEM

Each residential unit in building blocks B, C, D & E will be heated and cooled from the ceilings by means of the central heating and cooling system using VRV heat pumps. The residential units in heritage building block A, will be heated from the floors also through a central heating system using VRV heat pumps but will be cooled by using split air condition system. In each residential unit, the bathrooms will be heated by electric towel radiators / rails. Electro-mechanical or Ultrasonic heat flow meters (calorimeters) equipped with the specific operation interface placed at the installation shafts

built for each residential unit will be used to measure energy consumption and to bill each residential unit based on individual usage.

6. VENTILATION

A metal duct ventilation system for the bathrooms and toilets will be provided by a light switch activated ventilator extractor.

7. PARKING LOTS

There will be approximately 150 parking lots with three different sizes (i.e. small, standard and large) which will be constructed in the 2 basement floors under the whole land plot except where the heritage building block A is located.

• Small Parking Lots	(2.20 m-2.40 m)	X	(4.10 m-5.00 m)
• Standard Parking Lots	(2.40 m-2.50 m)	X	(5.00 m)
• Large Parking Lots	(min. 2.50 m)	X	(min. 5.00 m)

Pedestrian and disabled access will be provided to all residential unit floors through elevators and/or stairs directly from the underground parking.

The infrastructure for electric car chargers will be installed for adequate number of parking lots.

8. STORAGE UNITS

There will be storages covered with easy to clean flooring material and secured with lockable steel doors which will be in the basement and other residential floors according to the architectural design and plans.