



# **GENERAL TECHNICAL SPECIFICATIONS**

City Pearl - A New City within the City



APD Real Estate Kft.  
2024

[www.citypearl.hu](http://www.citypearl.hu)

# TECHNICAL DESCRIPTION



The present document is a copy and generated translation of The Technical Specification of the residential units of the City Pearl Project in the 9th District, located on the plot bounded by Soroksári Road - Vágóhíd Road - Vaskapu utca - Máriássy Street.

The technical specification describes the general construction and the principles of use, and sets out the general rules for the systems and materials to be used. It does not prescribe the brand, design, colour and appearance of architectural materials, kitchen and bathroom cabinets, frames and doors, or other products made of other materials. *APD Real Estate Ltd. reserves the right to modify the technical specifications at any time, should this be necessary for technical or administrative reasons.*

The building consists of a two-storey underground car garage and 12 storeys above ground level. The parking spaces are accessed from the entrance on Vágóhíd Street, from a protected, privately owned area. The public spaces outside the building are connected to the building by paving. The building unit includes an internal garden with beautiful landscaping. The entrances to the apartments are located on the Vágóhíd and Vaskapu streets. There is also a pedestrian entrance via the Arcade in the Vágóhíd Street, which allows people to access the green area and the central square, called the Piazza.

*The photos in the technical specifications were taken in the City Pearl sample apartment. The furnishings are for illustration purposes only and are not part of the apartments!*

# 1. BUILDING STRUCTURES



## The Structure:

Vertical load-bearing structures consist of conventional reinforced concrete load-bearing walls and reinforced concrete columns. The slabs and stairs are also made of reinforced concrete. The base slab, the walls and the slabs of the underground garage are also made of reinforced concrete.

The foundations consist of a reinforced concrete structure and the necessary ground improvement works to be carried out on site.

## Facade:

In addition to the necessary thermal insulation, the facades of the building will be clad with ceramic tiles on the lower floors, while the upper floors will have a plastered surface painted with silicone or other exterior paints.

The roller shutter will not be installed, but the complete roller shutter will be made, with the possibility of electrical wiring.

## Internal walls:

Interior walls shall be constructed of hollow brick or plasterboard panels, where appropriate as specified in the design, or of a substitute material covered with gypsum plaster or other similar materials as specified for the interior design of the dwellings.

The final envelope is defined in the following paragraphs.

The shutters are made and wired according to the plan.

## **Roof:**

The building will have an extensive green roof, with green spaces and walkable terraces as planned. All thermal and water insulation systems used and required will comply with the approved design documentation.

## **Windows on the facade:**

The main entrances of the residential building are made of insulated aluminium profiles. The exterior windows of the residential floors are made of insulated PVC structures with triple glazing with thermal and acoustic insulation.

## **Thermal, sound and water insulation:**

- The building foundations and the external walls of the basement levels will be waterproofed and insulated in accordance with the regulations.
- Based on the thermal insulation values defined in the technical specifications calculations, thermal insulation is applied to the ground floor and external walls. All other relevant structures of the building will also be insulated in accordance with the energy performance specifications.
- The entire roof structure is insulated and waterproofed in accordance with the regulations.
- Waterproofing of wet rooms.
- According to the specifications, a thermal insulation system consisting of insulation, plaster and paint will be applied to the entire facade.
- If necessary, precautions should be taken in accordance with the instructions and conditions, based on a report of the calculation of heat loss and gain between each apartment unit and each dwelling.
- All noise regulations are taken into account and checked to comply with local regulations.

# **2. THE INTERIOR DESIGN OF THE DWELLINGS**

## **Doors:**

Entrance doors:	MMABISZ (Recommendation of the Association of Hungarian Insurance Companies) steel doors with a wooden cladding, which, in addition to their uniform architectural appearance, also comply with the valid technical standards.
Internal doors:	Doors made of wood, coated, to match the design implemented. The surface finish of the doors will be determined in accordance with the architectural concept of the project.
Door wing:	Wooden frame/ MDF with wooden cover.
Door frame:	Wooden frame/ MDF with wooden cover.

Metal parts: Stainless steel handles and lock with blind hinges.

## Entrance and hall:

Flooring: First class tiles will be laid on a screed layer.

Wall cladding: The walls will be plastered with gypsum plaster, skim-coated and water-based painted.

Floor Trims: Floor trims are used to match the floor covering.

Ceiling cladding: The ceiling will be plastered and water-based painted.

Wardrobes: Built-in wardrobe with wooden door and laundry room will be provided where required according to plan.



## Living room:

Flooring: Good quality laminate flooring will be installed on a screed with a thin insulating layer.

Wall cladding: The walls will be plastered with gypsum plaster, skim-coated and painted with water-based paint.

Floor Trims: Trims are applied to match the floor covering.

Ceiling cladding: The ceiling will be plastered and water-based painted.



## Bedrooms:

- Flooring: Good quality laminate flooring will be installed over a screed layer with a thin layer of insulation.
- Wall cladding: The walls will be plastered with gypsum plaster, skim-coated and painted with water-based paint.
- Floor Trims: Trims are used to match the floor covering.
- Ceiling cladding: The ceiling will be plastered and water-based painted.

## Kitchen:

- Flooring: Good quality laminate flooring will be installed over a screed layer with a thin layer of insulation.
- Wall cladding: The walls will be plastered with gypsum plaster, skim-coated and painted with water-based paint.
- Ceiling cladding: The ceiling will be plastered and water-based painted.
- Lockers: N/D

Kitchen sink: N/D

Kitchen equipment: N/D



## Bathroom:

Flooring: First class ceramic floor tiles.

Wall cladding: First class ceramic wall tiles and wallpaper.

Ceiling cladding: Plastering and dispersion painting.

Bathroom countertop: On wooden countertop with acrylic or wooden top and mirror.



Bathroom fitting: First class bathroom fittings

Bath and shower cabin:  
The large bathroom is fitted with a first class bathtub.  
The bathrooms off the master bedroom will have a first class recessed shower cabin.  
A glass wall will separate the shower and bath from the rest of the bathroom.

## **Balconies:**

Flooring: First class outdoor ceramic flooring

Wall cladding: Szilikon bázisú vagy egyéb kültéri festék.

Floor Trims: Trims to match the floor covering are used where necessary.

Ceiling cladding: Silicone-based, other exterior paints depending on the facade solution to be applied.

Balcony Railing: Tempered laminated glass with aluminium structure or steel railing..

## **Gardens and Terraces:**

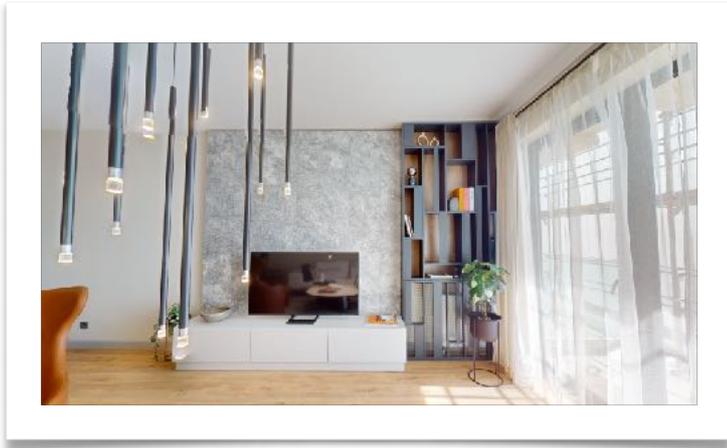
Flooring: First class outdoor ceramic floor tiles, prefabricated elements and/or granite material tiles are manufactured.

Railing: Steel railing will be applied in roof gardens/terraces where appropriate.

# **3. ELECTRICAL SYSTEM**

## **Electrical distribution equipment:**

- All buildings will be electrically earthed.
- Lightning protection systems will be installed in the buildings in accordance with the project specifications and regulations.
- The electrical networks will be equipped with circuit breakers.
- Transformer substations will be installed to provide electricity to the buildings.
- The cables will run in protective conduits installed in the brick walls.
- Telephone/internet and television connections will be installed as planned.
- An appropriate number of electrical outlets will be installed in living rooms, bedrooms, kitchens, bathrooms and main bathrooms, corridors, balconies and terraces.
- Good quality light fittings will be installed on balconies.
- Battery-powered "Emergency Lights" (at least one) will be installed in stairwells and emergency exit lobbies as required.
- The luminaires will be energy efficient.



## TV system:

The telecommunications and cable TV network running in the common areas of the building will be connected to a switchboard, from where the service providers chosen by the owners will be able to run their own cables to the apartments in pre-designed and pre-built ducts. The low-voltage CAT 6 cable and duct network has several end points in the apartments.

## Phone and internet system:

The infrastructure for telephone and internet connections and access points will be available as planned.

An agreement will be signed with local telecoms companies to bring telephone and internet service to the home via fibre optic lines (if available).

## Security:

The entrance doors are of the multi-point locking type and comply with the MABISZ (Hungarian Insurance Association) standards. The garage door is aluminium and metal-framed and



operated by remote control. Outside the building and in the common areas, a CCTV surveillance system will be installed linked to the security room.

### **Digital intercom system:**

- A digital intercom with a colour screen will be installed in all homes. The system can be used to open the front door of the building and allows the person standing at the door to talk to the person inside.
- The bell panel will be located near the building entrance. This panel can be used to make a call at the building entrance. It will also allow homeowners to unlock the building's front door with a password, so they can enter the building without using a key.

### **Elevators:**

The residential building will be equipped with the right number and type of modern lifts, some of which will be able to transport furniture and cargo. The lifts will be universal, frequency-controlled, AC-powered, energy-saving, integrated passenger and freight lifts, with capacity to be determined in accordance with traffic calculations and regulations. The lifts will have a ventilation system and alarm, and the operator can be contacted from the lifts in case of emergency.

## **4. WATER SUPPLY**

### **Drinking water system:**

The drinking water supply comes from the city's main pressure pipe network and is transmitted through the water pressure booster system, then passes through the cold water meter at the entrance of the house and from there to each apartment. The cold water arrives at the apartments through main pipes of galvanised tubes and is conveyed inside the apartments through modern polypropylene pipes.

### **Sewage disposal:**

Certified PVC pipes and fittings will be installed inside the pressure pipe and in the basement collection areas to be connected to the main drainage system.

### **Hot water system:**

A central hot water supply system provides hot water to the apartments 24 hours a day. The consumption of hot water in the apartments is measured by individual hot water meters and bills are issued on this basis. The hot water meters are installed in dedicated metering points outside the apartments.

## **5. HEATING SYSTEM**

The building is supplied with district heating and hot water, with individual meters. The heat consumption is measured by means of installed electromechanical or ultrasonic flow meters (calorimeters), which are the main source of heat inside the apartments, provided by radiators and bathroom towel dryers.

## 6. AIR CONDITIONING

There will be no outdoor air-conditioning units in communal areas, each apartment will have outdoor units on its own balcony. For 1+0, 1+1 apartments, 1 indoor unit will be provided where required. In larger apartments 2 indoor units and 1 outdoor unit will be provided for the living room and the main bedroom.

## 7. VENTILATION

The bathrooms will be equipped with a fan extractor with electric switch.

## 8. RAINWATER SYSTEM

A rainwater storage system with the required capacity will be installed. The rainwater collected from the roof will be discharged into drains, which will be located on the façade. The rainwater stored in the tanks will be used by the irrigation system in accordance with local requirements.

## 9. FIRE PROTECTION EQUIPMENT

- Fire alarm and fire extinguishing systems will be installed in the common areas in accordance with the applicable fire safety regulations.
- Fire hydrants, manual call points and smoke detectors will be installed in the corridors of each floor.
- A fire alarm system, carbon monoxide detectors, fire alarms, fire hydrant cabinets and sprinkler systems will be installed in the garages at the locations indicated on the plans.
- A smoke extraction system will be installed in the garages
- Exit signs will be placed at emergency exit doors, in the lobbies of lifts and in common and general use areas to indicate escape routes.
- Emergency lighting will be provided in case of power failure.
- Centrally controlled overpressure in all stairwells and lift lobbies will ensure smoke-free operation.
- Sprinkler: There will be no sprinkler system inside the apartments. A sprinkler system will be provided in the common areas and underground car park in accordance with current regulations.
- Jet Fans: The deep ventilation and fume extraction system in the underground car park will be provided with jet fans.

## 10. PARKING

- Parking spaces can be purchased separately Parking spaces vary in size, according to the following list
- Small parking space: approx. (2m-2.3m) \* (4.1 m or longer)
- Normal parking space: 2.5mx5.0m)
- Large parking space: (2.5m or wider) x (5.0 -5.5m)
- Electric car parking space: 2.5m x 5.0m
- Bulky parking space: (3.6m) x ( 5.0m or longer)
- The entire parking surface will be surface treated concrete
- All apartments will have pedestrian and barrier-free access via lifts and/or stairs directly from the garage.

- The garage will have a mechanical air extraction and fume extraction system. There will be a carbon monoxide detection and alarm system in certain areas of the garage.
- Jet fans: The deep ventilation and fume extraction system in the underground car park will be provided with jet fan fans.
- A number of parking spaces will be equipped with electric vehicle charging facilities.

## 11. STORAGE FOR APARTMENTS

In accordance with the architectural plan, a storage room with the same number of apartments per unit (approx. 2-4 m<sup>2</sup>) will be built in the basement. However, these will also have to be purchased separately by the owners of the apartments. The surface of the storage unit will be concrete.

Wall cladding: The walls will be plastered with gypsum plaster, skim-coated and painted with water-based paint.

Ceiling cladding: The ceiling is sanded and water-based painted.

## 12. GARDEN CONSTRUCTION AND GREEN AREAS

- The non-residential areas of the building will be designed as gardens and community spaces.
- The general landscaping will be done with the installation of an irrigation system in accordance with the landscaping plan.
- The construction of the green areas and lighting for walkways and walkways, as well as the landscaping and communal gardens within the building complex will be carried out according to the plan.
- Irrigation and stormwater drainage systems will be provided in these areas.
- Children's space (playground): The playground will be provided according to the landscaping plan

## 13. COMMON AREAS OF THE BUILDING

- The staircases, main entrance and outdoor stairs will be covered with ceramic tiles.
- In the lobbies of the buildings, each apartment will have its own lockable letterbox.
- The lighting in the garage and in the stairwells and other common areas will be provided by a common master meter. Lighting in the common areas will have a timer switch or motion sensor.

## 14. ENVIRONMENTAL PROTECTION

Our plan is that our building is likely to be LEED or BREAM certified.



**FURTHER INFORMATION:**

**t:** +36 70 607 3423 | **m:** +36 70 771 7170 | **e:** [sales@citypearl.hu](mailto:sales@citypearl.hu) | **w:** citypearl.hu