Csillaghegy Residence
a residential park composed of 75 flats
1039 Budapest, Szent István utca 81, TLN 64024/2

Technical Description

2017
Preliminary information

1. Location and accessibility

The building site is located in the northern part of Csillaghegy, to the south of Békásmegyer, in a quiet green-belt environment, at the edge of a suburban residential zone with small lots, to a view of Buda Hills in western direction and Rókahegy.

The rectangular building site with a ground space of 10,012 m^2 is bordered to the northwest by Szent István Street, to the southeast by Csillaghegyi Ditch (which sometimes becomes a brook) and to the southwest and northeast by private gardens.

This area is definitely quiet, in Szent István Street along the building site there is no thoroughfare, and with its intensive vegetation Csillaghegyi Ditch ensures a pleasant and friendly microclimate for the residential park.

This area can be accessed by car from Highway No. 11 (Batthyányi Street) through Ipartelep Street from the northern corner of the building site.

The building site can be accessed on foot after using the public transport from Ipartelep Street and Szent István Street.

The arranged ground level of the building site is practically flat and slightly slopes toward neighbouring gardens.

The residential park will be constructed in a single stage by making use of the excellent conditions of the place, and with its lovely architectural visual quality the park offers a pleasant, quiet and natural living environment to its would-be owners.

2. Functional description of the buildings

In Csillaghegy Residence Residential Park 75 flats will be built in 5 buildings, with 15 flats each. The buildings will have the following levels: underground car park + ground floor + first floor + (retracted) second floor + roof terrace.

The 5 buildings give onto the pedestrian passage that runs at the centre of the building site; each building has an inner courtyard, a staircase and external and internal court facades. A passenger lift will be built in each building to ensure connection between the residential levels, starting from the underground car park level.

The internal courtyards of the buildings with intensive greenery give onto the pedestrian passage. Thanks to the inner courtyards surrounded with buildings on three sides the common corridors and the lavatories of the flats are also bright and sunlit. All flats have facades oriented in several directions.

The flats on the ground floor can be accessed from the inner courtyard, while the flats on the upper floors are accessible through roofed/open access balconies. Lavatories, subordinated rooms and kitchens give on inner courtyards, while living rooms are oriented towards external facades.

Each flat has its own terrace/balcony, while a terrace on the roof level belongs, with private access, to the larger flats located at roof level.

The planned 75 flats offer four types of flat categories:
On the ground floor and first floor:

- two-room apartments, 48 – 51 m^2 (20 pieces);
- two and a half room apartments, 67 – 70 m^2 (30 pieces);
- two room plus two half room apartments, 89 m^2 (10 pieces);

On the second floor Penthouse apartments will be built:

- their floor areas vary between 55 and 110 m^2 (15 pieces).

3. Internal traffic and garden

The building site will be opened up from Ipartelep Street with an entrance for people, a gate for the underground car park and entrance for the aboveground parking lot.
The entrances of the buildings can be accessed on foot through a lovely pedestrian passage that runs along the centre of the building site.
75 parking spaces are provided at the cellar level in the underground car park under the buildings. Behind each parking space in the underground car park a storage space belonging to the neighbouring parking space will be created.
Altogether 11 motorcycle parking space will also be established at the cellar level.
Tenants can go up into the buildings from the underground car park directly with an elevator or in the inner staircase.
At the entrance of the building site 14 aboveground parking spaces will also be established.
Terraces and garden sections of exclusive use, separated by vegetation stripes from each other, belong to the flats located on the ground floor.
Plants in 40 cm high plant tubs will be deployed in the inner courtyards of the building.

4. Architectural design

The building complex is characterized by settled, elegant and modern external and internal appearances. The overall impact resulted from varied mass creation, façade colours, façade openings formed variously, winding terrace contours, bridges in the inner courtyards and intensive multi-level vegetation adds a friendly atmosphere to the residential park.
The basic colour of the facades is off-white, at the same time light grey, dark brown and white coffee coloured thin plaster or, in some places, mounted covering will be applied to projections and recesses and wall surfaces.
A private garden belongs to each flat on the ground floor, while the flats on the first floor will have balconies with glazed banisters and large panorama windows.
In front of the retracted facades of the flats on the second floor at the roof level there are spacious terraces from where you can go up through external steel stairs to the private roof terraces belonging to the flats.

5. Description of structures

5.1 Foundation

Cellars will be built under the entire floor space of the buildings and the base will be made of dimensioned reinforced concrete slabs.

5.2 Vertical load-bearing structures

The building has a mixed load-bearing system and will be constructed with an inner pillar frame and load-bearing external delimiting walls.

The delimiting walls are made of reinforced concrete at the cellar level and ICF walling elements on the ground floor and the upper floors.

The so called ICF building technology (a stay-in-place concrete forming system) is already widely used in Western Europe and plays an important role in constructing sustainable buildings with low energy consumption. Its external and internal thermal insulation shells have extremely high thermal insulation capacity, while its internal reinforced concrete core provides the massive load-bearing structure that resists even against terrain motions.

Staircase walls and elevator shafts are composed of monolithic reinforced concrete structures that ensure building reinforcement, too.

5.3 Horizontal load-bearing and partition structure

Above the cellar level a load-distributing reinforced concrete beam grillage and a reinforced concrete ceiling will be constructed.

The ceilings are monolithic reinforced concrete flat ceilings with good airborne sound insulation capacity.

The ceiling structures will be covered with an impact sound insulation layer, blinding concrete then some floor finish corresponding to the nature of the room.

The floor-to-ceiling height of the flats is 2.65 m+/- 2 cm (on the ground floor 2.63 m+/- 2 cm but in the hallways and wet rooms some deviations may occur).

5.4 Walling

The partition walls between the flats will be qualified sound barrier walls.

The partition walls within the flats and the facing walls will be made of aerated concrete. The thickness of the partition walls within the flats is 10 cm. All building delimiting structures comply with all thermal, vapour technology, fire resistance and acoustic specifications and requirements in force.

5.5 Stairs and metal-works

The internal stairs are monolithic reinforced concrete stairs with floating landing slabs and banisters made with hard rubber impact sound-absorbing supports.

The balcony, terrace and French balcony banisters are glass banisters made of safety glass.

The external stairs leading to the roof terraces are steel supported structures composed of galvanized steel trampling grid stair-steps.

The railing of the roof terrace is made of steel.

The partition screens of the flats on the second floor are 2.40 m high acid-etched glass screens fixed between steel columns.

5.6 Façade construction

The plastered surfaces of the façade will be made of thin plaster applied to a glass fabric, in off-white colour on a significant part of the façade.

The jamb-walls and structural projections on the first and second floors will get thin plasters of various colours.
Footings of the building will be made by using footing plaster whose colour is identical with that of the façade.
Closings of ledges and inserts of jamb-walls will be made of grey power-coated aluminium sheet in the façade sections with mounted covering. At other places jamb-walls are plastered and closings of ledges will be made of grey power-coated aluminium sheet.

5.7 Doors and windows
Façade windows and balcony doors are modern, demanding, weather-resistant, shape-preserving, custom-made plastic structures with interrupted thermal bridge and thermal insulation glazing.
For façade windows plastered shadow-boxes will be optionally recessed in the façade plane, and these shadow boxes can be ordered as an item subject to an extra charge, only with metal or plastic external blinds whose colour will be determined by the investor.

The stairway doors of the underground car park are qualified fireproof doors.
The doors in other community spaces are metal doors.
Each flat entrance door will be built in with a doorframe qualified by MABISZ and a security door lock.
The doors that can be mounted subsequently within the flats will be installed with decoratively finished, lightened door panels, and the appearance of the doorframes is in harmony with that of the door panels.
The entrance gate of the underground car park can be opened remotely.

6. Interior design
For interior design specific needs can be taken into account depending on the level of preparedness, within the time limits specified by the Seller. What is described here contains standard equipment. The price of the flats does not contain any kitchen furniture, kitchen machines, other built-in furniture and luminaires.

6.1 Hard floor coverings
In the underground car park and storage facilities surface-hardened concrete floor will be built.
Floor coverings of hallways and wet rooms of the flats and kitchens will be made of abrasion resistant, slip resistant floor tiles of quality Class 1. Walls in the bathrooms will be covered with tiles up to the height of the door, in the toilets up to a height of 1.50 m (+/- 10 cm). The walls will not be covered with tiles in the kitchen.
Different floor coverings are connected with cover strips. Hard floor coverings are connected to walls with max. 10 cm high footing made of the material of the covering, while warm floor coverings with approx 6 cm high skirting belonging to the covering.

In inner courtyards, staircases, common areas and on the balconies of the flats on the first floor large sized frost-resistant stoneware floor tiles will be used for floor coverings,

completed with footing. On the terraces on the ground floor WPC covering will be used. In the flats on the second floor terraces opening from the level of the flat will be covered with frost-resistant stoneware floor tiles completed with footing, while the covering of the private roof terraces belonging to the flats is composed of surface-hardened concrete.

6.2 Warm floor coverings

In the flats min 7 cm thick click-lock laminate flooring with impregnated HDF wear layer will be prepared, and the abrasion resistance of the flooring is in line with its function. An edging strip belongs to the floor covering.

6.3 Surface finish

In the flats 2 layers of white dispersion paint will be applied to the walls after plastering (or plasterboard covering for external walls), puttying and grinding.

7. Building engineering

7.1 Water supply

Sanitary hot water is supplied from 3 x 500 l hot water tanks for each building located at the cellar level and heated by heat pump (through a heat exchanger).

Settlement within the residential community will be made by hot and cold water meters installed in each flat, while the consumption of the residential park will be settled to the Waterworks through a main meter.

The material of the pipes and uptakes of the water network, branch pipes and pipes within the flats is 5-layer plastic pipe with aluminium insert. Toilet bowls will be mounted on the wall, toilet tanks with dual push plate will be recessed in the wall. Earthenware products (washbasins, handwashers and toilets) are first-class semi-porcelain products in white colour. In the bathrooms there is a washbasin plus a bathtub and/or a shower tray.

In each bathroom a white towel rail radiator will be installed.

In the bathrooms of the flats a washing machine connection, while in the kitchens a dishwasher connection will be provided. The chrome-plated faucets are modern and have a single handle (first-class quality).

In the private gardens on the ground floor garden taps will be installed, while on the roof terraces water draw-off points will be provided.

Within the building side 1 above ground hydrant and in the underground car park 1 wall-mounted hydrant will be installed with 30 long semi-rigid fire hoses for each building.

7.2 Sewerage network

A gravity drainage network will be established within the buildings.

In the bathrooms of the flats floor drains will not be installed.

At the cellar level in the underground car park 2 floor drains with oil traps will be installed for each building to receive water dripping from parking cars.

We collect wastewater coming out from the buildings with the gravity network in the court and lead to the unified sewerage network in Ipartelep Street through a cleaning shaft then along Szent István Street.

The rainwater flowing down from the buildings is conveyed to the combined canal system through the gravity rainwater drainage system in the court and a stormwater basin.

7.3 Heating and cooling

Heating and cooling of the buildings and hot water supply are provided by modern, cost-effective electrically operated air to water heat pumps. The central heat-generating unit for heating and cooling for each building and the tanks of sanitary hot water and the hot water for heating will be located at the cellar level in the mechanical room that can be accessed from the staircase. The outdoor units of the heat pumps will be located outside the building at acoustically shaded places that are integrated into the fence.

In bathrooms, toilets, hallways and wardrobes of the flats an underfloor heating system, while in the sitting room–dining room–kitchens, bedrooms and workrooms a ceiling heating and cooling system will be installed. In the pantries no surface heating or cooling system will be installed.

The pipes of the ceiling heating and cooling system will be placed in the monolithic reinforced ceiling. The pipes of the underfloor heating system are led in the blind concrete.
The heating system is based on hot water circulated by a pump with a temperature differential of 35/30°C, where circulated circuits are distributed in the flats. For cooling operation heat absorbing surfaces were dimensioned by considering a temperature differential of 18/22°C. The thermal dissipators are cooling and heating surfaces on the floor and the ceiling and the towel radiators in the bathrooms.
The heat consumption of each flat is measured by a heat meter located in the hallway.
The temperature of the living rooms can be controlled cost-effectively with a regulating thermostat equipped with a temperature sensor installed in the flats.
The flats are ventilated by using automatic trickle vents with vapour pressure sensor built in the window-frames of the living rooms (supply of fresh air), while in the wet rooms extractor fans will be used.
In the kitchens a connection to the extractor hood that can be led out over the roof is ensured.

7.4 Natural gas supply

Appliances burning gaseous fuels will not be installed in the residential park.

8. Elevator

1 modern, quiet, wheelchair-accessible Schindler type elevator of high standard for 6 persons will be installed in each building. Elevator shafts are monolithic reinforced concrete structures that are acoustically dimensioned

9. Electricity

9.1 Heavy current system

1x32 A power supply will be ensured for each flat. Wiring can be extended to 3 phases.

The entire electrical network will be installed by using wires and cables in wall conduits including appropriate protection against electric shock and protective earthing.
Luminaires are not included in the standard equipment of the flats, only the necessary wires will be provided.
Luminaires of the balconies and terraces will be installed in a uniform manner.
Electricity meters of the flats will be installed in a common meter cabinet located at each level in the staircases.
In the flats the sockets and switches are white (first class quality) with IP protection level corresponding to the rooms concerned. The number of sockets and switches is varying in the flats, and they will be installed according to an electrical wiring diagram.
TV, Internet and telephone connection will be made feasible in the living rooms and master bedrooms of the flats located on the ground floor and the first floor and in the living rooms and every bedroom of the flats located on the second floor.
In the underground car park lighting will be turned on by a motion sensor plus manually.
Cooking ranges are electrically heated.
The main distribution boards of the consumers of the flats will be installed in the hall closets in the hallways of the flats.
A lighting system that can be turned on manually but goes out automatically will be established in the staircases and outside balconies.
On the terraces on the ground floor and second floor and the balconies on the first floor 1 socket, while on the roof terraces above the second floor 2 sockets will be installed.

9.2 Weak current system
For the uniform IT network (telephone, Internet, TV) conduits and wiring will be provided in the flats.
A push-button intercom system facilitates entry via stairway entrance doors that are equipped with electric lock. Entry is enabled (doors are opened) by pushing a single button in the flats. The intercom system is digital, equipped with a door opening function and outdoor camera unit in the street. Within the flats the audio system is a standard accessory, an indoor video unit can be optionally requested as an item for extra charge. At the entrance doors of the flats a secondary ringing system will be established.

For the installation of the alarm system pre-tubing will be performed in the flats. Tubes for the central alarm system will be installed at the entrance door, along with the tubes for connection of alarm sensors in various rooms. In the flats on the ground floor protective tubes for opening detectors of façade windows will be installed.

9.3 Security and community system
Fire protection: In the immediate vicinity of the building site, in Szent István Street there is 1 hydrant, and 1 additional above ground hydrant will be installed within the building site, and in the underground car park at cellar level 1 wall-mounted hydrant with 30 long semi-rigid fire hoses will be located for each building. Dry powder fire extinguishers will be deployed at every level of staircases. In the underground car park 1 ABC powder extinguisher will be deployed for each building, and in each mechanical room 1 CO2 fire

extinguisher will be available. Fire alarm messages will be sent by phone. In the underground car park, which is divided into 2 smoke compartments, 1 smoke and heat exhaust fan controlled with the fire alarm system will be installed for each building and operated in case of fire. On the escape routes of the buildings a security lighting system will be established together with specified safety signs.

To exhaust petrol vapour, exhaust gas and CO that may accumulate in the underground car park an exhaust network that starts up automatically with a sensor will be established. Fresh air will be supplied gravitationally.

Authorized people can operate the security garage door with a remote-control device. In case of fire the garage door opens automatically. Pre-tubing for the installation of the alarm system will be done up to the entrance door. The building site is surrounded by a fence.

The Seller offers alternatives concerning the following interior furnishings out of the presentation stock determined within the price category assigned to the standard equipment and accessories.

- interior hard finishes
- interior warm finishes
- cover strips
- internal doors and windows and handles
- sanitary equipment and faucets
- electrical switches & sockets

Items that can be ordered for extra charge within the range of products that fall within the standard construction and other items that can be ordered as extras according to the selection defined by the Seller are (not exhaustive list):

- an indoor video unit for the intercom
- manual or electric shutter (aluminium or plastic, the colour is determined by the investor for the colour of the façade, standard silver-grey: RAL9007)
- mosquito net
- sliding door in the living room
- selecting more expensive materials for internal doors
- wooden parquet or parquet made of other material for penthouse apartments
- high quality laminate flooring for extra charge
- high quality hard finish for extra charge
- hard finish on the walls of the toilet above standard height or hard finish in the kitchen
- kitchen furniture according to an individual plan*
- kitchen machines*
- other built-in cabinets according to an individual plan (at the places indicated in the floor plan)*
- shower cabin, built shower and glass door
- towel radiator (design and colour)

- in the storage spaces installed in the underground car park a socket will be provided together with an electric sub-meter
- an electric car charger can be installed on the external wall of the storage spaces to be established in the underground car park, including a 220 V socket, a unit receiving 380 V electricity and a sub-meter in its box (the socket requested for the storage space will be installed together with an electric sub-meter)
- providing connection to electric fireplaces in the flats at roof level
- roof terrace:
    - roof terrace and plant tub covering (hard or WPC composite covering), planting plants in the tubs. (WPC covering can be requested with specific timeframe for each building).
    - installation of a jacuzzi
    - shading of the roof terrace
    - installation of an outdoor grill

In every case the Seller will give a special offer to the customer on the extra items not included in standard construction specification. The Seller reserves the rights to replace certain equipment and materials with products whose technical level is at least equivalent to those specified above and to modify the range of products offered for extra charge in case of temporary supply difficulties or other technically justified cases.