TECHNICAL SPECIFICATION OF THE 11-APARTMENT RESIDENTIAL BUILDING AT 11–13 SZERÉNA ÚT, DISTRICT II, BUDAPEST

I. Building Overview

Szeréna Suites is being developed at 11–13 Szeréna út, Szemlőhegy, one of the most sought-after exclusive residential areas in Budapest's District II.

The development comprises an exclusive residential complex of just 11 luxury apartments, combining contemporary architecture, elegant design and premium technical specifications.

The complex consists of two separate buildings connected below ground level. Their carefully considered positioning ensures that neither obstructs the views from the other, providing unobstructed panoramic views from every apartment. The favourable south-eastern orientation ensures excellent natural light and bright, pleasant living spaces throughout.

A two-level underground garage and individual storage rooms will be located beneath the buildings. The garage, accommodating 34 vehicles, is conveniently accessed via a heated entrance ramp.

As with our previous developments, Szeréna Suites places particular emphasis on high-quality materials, refined architectural details and modern engineering solutions. Our aim is to create exclusive, enduring homes that meet the expectations of buyers seeking the highest standards of residential comfort and an exceptional quality of life.

II. Location, Surroundings and Infrastructure

On the southern slopes of Szemlőhegy, one of Buda's most prestigious residential areas, we offer luxury apartments in a variety of layouts, with permanent panoramic views of the Danube and Parliament extending as far as Gellért Hill.

The quiet, suburban atmosphere of Szeréna út, its excellent location close to the city centre, extensive green areas and fresh hillside air make it a favourite among those seeking an exclusive lifestyle and an ideal setting for peaceful, undisturbed and balanced living.

Szemlőhegy is one of the most popular neighbourhoods on the Buda side for buyers seeking high-quality, exclusive homes.

III. Structural Systems and Materials

Structure / Masonry:

- Floor slabs: All floor slabs are constructed from cast-in-place reinforced concrete. The ceiling cooling pipework is generally installed above suspended ceilings, although in some rooms it is embedded in the structural slab. Mechanical ventilation ducts will be installed within the suspended ceilings.
- External load-bearing walls consist of 20 cm thick cast-in-place reinforced concrete, with 15–20 cm external Rockwool faced thermal insulation meeting energy requirements, an air gap and a mechanically fixed façade cladding system.
- External windows and doors: timber frames with external aluminium cladding, concealed frames, external Venetian blinds and insect screens.
- Walls separating apartments and corridors: reinforced concrete or 30 cm thick Porotherm 30 AKKU Z acoustic brick walls.
- Most façade surfaces will be finished with large-format mechanically fixed cladding panels.
- Stair structures will be precast reinforced concrete, finished with ceramic or stone tiles.
- Internal partitions will be 10 cm thick Porotherm masonry partition walls.
- All electrical, mechanical and low-voltage wiring inside the apartments may be routed only in the suspended ceilings below the structural reinforced-concrete slabs. Accordingly, flat monolithic plasterboard suspended ceilings will be installed throughout, using one layer of Knauf plasterboard, Q2 joint finishing and white paint. The clear ceiling height in individual rooms will depend on the dimensions of the electrical and mechanical services.
- Access panels will be installed in the suspended ceilings in the locations and quantities required for maintenance of mechanical equipment. Moisture-resistant plasterboard will be used in wet and humid rooms.

Finishes in Common Areas:

The underground garage, parking spaces and storage rooms will have resin flooring.

The stairwells will be fitted out in accordance with separate interior design plans, with ceramic floor finishes and matching skirting.

Terraces will be enclosed by large glass balustrade panels with bottom-mounted fixings.

Water Meters:

Individual cold- and hot-water meters will be installed for each apartment, located outside the apartments in the lift lobbies. Manual readings are unnecessary, as the central monitoring system supports remote meter reading.

Lifts:

Three KONE-quality panoramic lifts will be installed in the building.

IV. Central Heating and Cooling:

- The plant room will be located on basement level −2. Heating and cooling will be provided by four Panasonic T-CAP WH–WXG25ME8 air-to-water heat pumps (Qf = 25.0 kW, COP = 4.5; Qh = 25.0 kW, EER = 2.86).
- The heat pumps will be controlled by the building management system.
- Motorised valves on the heat pumps allow heating and cooling to be operated separately and simultaneously in different apartments.
- In addition to the ceiling panels, fan-coil units will provide supplementary cooling to ensure adequate cooling of the apartments.
- Underfloor heating, supplemented by electric towel radiators in bathrooms, will ensure comfortable temperatures.

V. Ventilation:

A central HELIOS ventilation system will be installed in the apartments, providing fresh-air supply, air filtration and appropriate air exchange.

The REHAU DHU C-C 24 L is a professional ceiling-mounted condensing dehumidifier with supplementary cooling, specifically designed for surface-cooling systems such as ceiling or floor cooling. Its primary purpose is to prevent condensation on cold surfaces, increase cooling-system performance and maintain optimum indoor thermal comfort on humid summer days.

1. Dehumidification only: Reduces humidity while keeping inlet and outlet air temperatures approximately equal.
2. Dehumidification with cooling: Simultaneously reduces humidity and further cools the air supplied to the room.

The Helios KWL 340 D L is a premium, ceiling-mounted central heat-recovery ventilation unit with left-hand duct connections, designed to supply fresh air to apartments and smaller detached houses.

Key features:

- Ultra-slim: At only 29.5 cm high, it can be fully concealed within a suspended ceiling.
- High performance: Airflow of up to 355 m^3/h with heat-recovery efficiency of approximately 90%.
- Smart control: Thanks to easyControls 3.0, it can connect directly to the home network and be controlled easily from a phone or computer.

- Energy-efficient and quiet: Equipped with modern EC fans with minimal electricity consumption.
- Summer bypass: Automatically bypasses the heat exchanger on cool summer nights to supply pleasant fresh air.

VI. ELECTRICAL SYSTEM:

- Depending on apartment size, the electrical supply will be 30×20 A, 3×40 A or 3×63 A.
- Electric vehicle chargers will be installed in the underground garage, each with a separate electricity meter.
- Electrical fittings in the apartments: Gira or equivalent.
- Apartment switches will be multifunctional Loxone Touch Pure Flex switches controlling shading, lighting and temperature through their built-in thermostats.
- UTP and fibre-optic cabling provision will be installed for future cable television and internet service connections.

VII. Building Automation and Smart Home

Building Automation in Common Areas:

The development is an 11-apartment residential building in which both the central mechanical automation and the smart-home systems installed in the apartments operate under integrated LOXONE control. The system is designed to provide comprehensive integrated control and monitoring of mechanical and home-automation functions.

Functions in Common Areas:

- Lighting control: Automatic switching via motion and presence detectors.
- Access control: Entry at the main entrance is provided by a Loxone Intercom and NFC Code Touch keypad.
- Apartment connection: Calls are forwarded directly to the apartment, where the Loxone system manages audio and door-release functions.

Smart-Home Systems in the Apartments:

Each apartment will have an independent Loxone-based smart-home system. Shading, lighting and, if required, other functions can be automated and controlled by phone or tablet, or operated manually using wall-mounted smart switches.

Integrated control of apartment functions provides residents, guests and staff with a comfortable, secure and economical living environment in both the short and long term.

Functions Controlled in the Apartments:

- ### Lighting control:
  - Individual lighting moods and scenes can be created for each room, providing a high level of comfort.
  - The lights throughout the home can flash in the event of an alarm or when the panic button is pressed.
  - All lights can be switched off with one touch in the evening or when leaving the apartment.
  - Loxone smart switches provide a minimalist design and regulate room temperatures using built-in thermostats and humidity measurement.

- ### Shading control: Automatic and manual operation of blinds.
  - The blinds can be programmed to lower automatically as the sun moves, down to a specified minimum light level, preventing rooms from overheating and reducing cooling demand.
  - The blinds close automatically at dusk.
  - In the event of an alarm, blinds can be raised and the property can flash lights and sound a siren.
  - Wind-dependent blind control is provided by the communal weather station, which monitors outdoor temperature, light intensity, wind and precipitation.

- ### Heating and cooling control:
  - Room-by-room heating/cooling valve control.
  - Fan-coil speed control.
  - Ventilation control.
  - Switching of smart film in designated rooms.

- ### Security and Access Control
  - Room motion sensors for the Loxone alarm and climate systems and lighting control.
  - Intercom and access control: Loxone intercom +
  - NFC Code Touch, allowing permanent and temporary access codes, doorbell functionality and other code-based controls.
  - Short introductory video: www.youtube.com: Intercom 2021
  - When the alarm is armed, blinds can be lowered and lights switched off.

- Multi-stage alarm levels upon activation.
- When nobody is home, the system can simulate occupancy by raising blinds during the day, lowering them in the evening and switching lights on and off at random.
- A passive fire-alarm function will also be programmed to send a phone notification or call; it can additionally be expanded with water and smoke detectors.
- Individual users can be created with separate permissions for controlling the home and individual entry codes.
- Control of electric door locks.
- Pressing the designated panic button can trigger an alarm from the apartment. Entrance door: magnetic lock release through integrated system control.

The smart-home control distribution board will be installed in a separate cabinet next to or below the apartment electrical distribution board, from which it receives its power supply.

The apartment alarm system can be armed and disarmed remotely through the smart-home system; the entrance door can be opened and closed, and the entrance viewed through the camera.

A wall-mounted iPad will be installed at a central location in each apartment, providing access to all functions in one place. The same functions can be controlled remotely from any smartphone with the appropriate application installed.

VIII. Garden

The 2,346 m² site will be handed over with professionally landscaped gardens based on plans prepared by a landscape designer and a fully installed automatic irrigation system. The communal weather station monitors outdoor temperature, light intensity, wind and precipitation, and controls the irrigation system accordingly.

Pedestrian access is provided from Szeréna út to the west, while vehicle access is from Szeréna köz to the south.

Due to the site topography, the landscaped areas surrounding the buildings will include several slopes planted with ground-covering groups of low shrubs and perennials.

Additional intensive green roofs are planned above both building sections, with a growing-medium depth of 50 cm, achieved by raising the planting areas using retaining walls. Low shrubs, ground-cover plants, perennials and ornamental grasses will be planted around the development.

New landscaped areas will also include lawns. The upper-level green roofs will be planted with perennials, low shrubs and ornamental grasses.

IX. Interior Fit-Out of Apartments

The purchase price includes two buyer consultation sessions with our representative.

Doors and Windows:

- Internal doors: Solid timber doors opening into their frames, in a choice of colours. Other designs are not included in the standard specification.
- Façade windows and doors: Modern thermally insulated aluminium-clad timber windows and doors.
- Apartment entrance doors: MABISZ-certified doors with multipoint locking, anti-lift protection and acoustic and fire-resistant properties.

Floor and Wall Finishes:

- Rooms: Edelholz or equivalent-quality glued-down or floating timber parquet flooring, with matching skirting in colour and material or Orac skirting profiles.
- Bathrooms and WCs: Ceramic floor and wall tiles in a choice of colours (La Fabbrica or equivalent quality). Decorative tiles, borders, mosaics, other tile accessories and/or decorative elements are not included in the standard specification. Tiles up to 60 × 120 cm are considered standard.
- Kitchen: Ceramic floor tiles with skirting and wall tiles in a choice of colours; a 60 cm high tiled splashback between the lower and upper cabinets. Decorative tiles, borders, mosaics, other tile accessories and/or decorative elements are not included in the standard specification.
- Entrance hall: In some areas, ceramic floor tiles with ceramic skirting (La Fabbrica or equivalent quality); in other areas, engineered timber flooring (Edelholz). Decorative tiles, borders, mosaics, other tile accessories and/or decorative elements are not included in the standard specification. Alternatively, Edelholz engineered timber flooring with skirting is available in a choice of wood species and colours.
- Balcony, terrace and loggia: Frost-resistant tile flooring with skirting.

Sanitary Ware and Fittings:

- Bathroom sanitary ware (Geberit, Hansgrohe, Villeroy & Boch or equivalent).
- Shower: Built-in shower finished with tiles selected by the Buyer, including a floor drain.

Kitchen furniture: *Custom-made complete kitchen units with high-gloss or matt finish (base and wall cabinets), a choice of front and worktop colours, and built-in Miele appliances (refrigerator, hob, oven, extractor hood, dishwasher and microwave). Kitchen worktops will be made from 2 cm thick engineered stone.*

Wall finishes: White emulsion paint.

X. Parking Spaces and Electric Vehicle Charging

A private parking space may be purchased with each apartment, with the option to purchase two or three spaces if required. Environmental responsibility was a key consideration in the building design; therefore, at least one parking space per apartment will be equipped with electric vehicle charging facilities for owners of electric cars.

The Seller reserves the right to make changes.

30 October 2026.