



ROYAL HOMES

Technical specification

H-8330 Keszthely, Vitorlás Sétány 8. (ref.:3795/29)

Introduction of the planned investment:

“Modern architectural solutions in a renewable natural environment”

In the 4th stage of the Royal Homes & Properties Kft.’s five-stage investment in Keszthely, on the Vitorlás Promenade real estate registered under topographical lot no. 3795/29 on a total area of 5200 m², a 52-apartment building is being built. When installing the buildings, it was taken into consideration that a pleasant sense of space and a unified garden should be created that nicely fits the environment and the waterfront promenade with round trees planted by us. The apartments’ orientation provides a view of the inner garden and Lake Balaton. Thanks to the high-quality technical solutions provided by Royal Homes & Properties Kft., we have created an energy-saving building with AA+ energy certification.

Garden:

The ground floor apartments have gardens with exclusive use which are fenced off from the common areas. Lawn will be planted on both the private and common areas supplied with an irrigating system and continuously maintained together with the plantation found on the related public areas and the building’s common areas. Light and motion sensor automatic lighting provides light in the evening.

Structural frame:

The building is built in a traditional manner using reinforced concrete frame structure on piled foundation according to the static specifications.

Walling:

The external walls are constructed of brick blocks that have the appropriate heat transfer coefficient and heat



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insulation according to the current heat technical specifications.

The main walls and the structural frame walls are made of reinforced concrete with smart brick masonry using insulation adhesive foam, the dividing walls are made of sound resistant walls using sound-proof masonry and the interior dividing walls are made of 10 cm ceramic wall frame masonry.

Ceiling:

Monolith reinforced concrete ceiling is being installed according to the static specifications, with reinforcement combined with precast concrete quality LEIER ceiling panels, which will be topped with floating concrete. Once the insulation, step and soundproofing are done, the ceiling will be covered with estrich concrete to create the base for the tiles and laminate flooring.

Roofing:

The final ceiling panel is constructed of flat roof structure, with simple layered PVC slab heat and water insulation to create a sunbathing terrace. The sunbathing terrace can be accessed from the top floor of the staircase and by a panorama elevator.

Facade:

A 15 cm thick DRYVIT insulation system with scraped colour plaster for facing will be installed on the facade.

Elevator and corridors:

There will be one staircase in each of the buildings. There will be 1 piece of modern, quiet, easy to maintain, 8-person elevator installed per staircase that would go up to the terrace.

The open staircases and corridors will be lit by natural light during the day and by light and motion sensor automatic lighting in the evening. The open staircase vents in a natural way.

Handrails are made of safety glass in the entire building as illustrated in the plans.

Staircases and common rooms will be covered with granite slab.

Garage:



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There will be 8 garages installed on the ground floor of the buildings. Garages will be made available by the Investor only for Buyers who have it specified in their contract. In addition to the garages, there will be a technical room for maintenance purposes, a server room, and a utility closet on the same floor.

Terraces:

When constructing the terraces, the main objective is, besides creating a uniform appearance, to provide the experience of a separate garden and as much panorama as possible. In order to make this happen, the sunbathing terrace will be covered with Dutch artificial lawn. In order to maintain a uniform façade, the colour and material of the terrace walls & flooring cannot be modified. Terrace handrails are made of safety glass in the entire building as illustrated in the plans. There will be built in stone (brick stone) on the ground terraces.

Windows:

The modern plastic windows will be white indoors and anthracite grey outdoors. The external windows are thermal bridge free, with 7 chambers, 92 mm construction depth, triple rubber seal, with a total of $U_g=0,5$ W/m²K heat transfer coefficient. Shading is provided by electronic wind-sensor and central remote-controlled blinds, which will be installed in anthracite grey colour.

In order to maintain a uniform appearance, the size, colour, material and type of the external windows and shadings cannot be modified.

Electrical installation

White Legrand Valena toggle, normal, chandelier, alternative switches and sockets will be installed in numbers specified in the technical specification.

There will be 2 calibrated meters per apartment:

- 1×32 amps electricity meter and
- 1 pc. H tariff meter 1x 20 amps for the heating system operation. The electricity meters will be installed in 1 shared locker in the staircase on the ground floor.

Standard electrical installation of the apartments:



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- Living room: 1 TV, 1 telephone, 1 UTP, 4 sockets, 2 lamps, 2 switches.
- Kitchen: 1 lamp, 1 switch, 6 sockets, 1 cooker.
- Room: 1 lamp, 1 switch, 4 sockets.
- Bathroom: 1 washing machine, 1 power boiler, 2 sockets, 1 switch, 2 lamps, 1 extractor hood.
- Corridor: 2 switches, 1 lamp.
- Terrace, balcony: 1 lamp, 1 switch.
- Room thermostat: 1 pc. Daikin remote controlled thermostat.
- Garage standard equipment: 2 sockets, 1 lamp, 1 switch, electric car chargers are optional and can be individually ordered.

Heating:

Every estate unit is equipped with an environmentally friendly DAIKIN air-water based heat pump that provides heating/cooling energy and hot water. The system ensures adequate heating on the required AA+ energy level even under extreme weather conditions as specified in the engineering plans. The apartments are standardly equipped (in line with the permits) with underfloor heating in the rooms covered with tiles, while the rooms with laminate flooring are heated by Fan-Coil wall-mounted heating unit. Fan-Coil wall-mounted units are responsible for the cooling as well. The energy for the heating unit is provided by the H tariff meter, which contributes to significant energy saving.

The internal units of the system can be found in the apartments while the external units can be found on the roof in a closed area.

Sanitary fittings:

In line with the number specified in the apartment plans in white colour. Standard equipment: Villeroy & Boch Subway sink, Grohe Eurosmart Cosmopolitan sink with taps and fittings, Villeroy & Boch O. novo wall-mounted toilet, Soft Closing with a toilet seat, RAVAK acrylic plastic bathtub, Grohe Eurosmart Cosmopolitan bathtub tap and shower tap and filling with shower set.

Doors:

Entrance door: A plastic door, with foil-covered outer surface, with multi-point security system, in uniform



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anthracite grey colour and with 48 mm thick heat-insulated panel, will be built in.

Indoor doors come in size according to the plan:

The doors are installed with a 12 cm thick door frame, doorknob, lock and seal. The colours can be chosen from a selection of colours. MDF perforated door panel with CPL surface.

In order to maintain a uniform appearance, the size, colour, material and type of the entrance doors cannot be modified.

Wall & Floor tiles:

In line with the permit plan, wall & floor tiles will be installed only in the bathroom, toilet, corridor and kitchen.

The tiles in the apartment can be chosen from a display selection of quality Italian and Spanish wall and floor tiles.

Laminate flooring:

In the rest of the rooms in the apartment, quality laminate flooring will be installed with felt underlayment and skirting boards. The colour and type can be chosen from a display selection.

Gate, access control systems:

The apartment complex can be accessed by car via an electric sliding gate supported by an access control system. The building's north and south passenger gates can be used with an intelligent phone application access control system.

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