

P2 Homes by Palota Liget – Technical Specification
1151 Budapest, Pasternák Street 2., Land Registry No. 98089/118
12-Unit Residential Condominium

Thank you for placing your trust in our company and entrusting us with the construction of your new home.

Our goal is to provide you with the opportunity to have every aspect of your new home tailored to your preferences, just as you and your family have envisioned.

To support this, during the preparation and construction planning phase of the project, we offer our Clients one complimentary personal consultation (60 minutes) to discuss and finalize their requirements.

Below you will find the Project Phases, including all major milestones:

1. Consultation with our Sales Representative
2. Selection of the apartment
3. Delivery of the technical drawings and Technical Specification of the selected apartment to the Buyer
4. Signing of the preliminary or final Sale and Purchase Agreement
5. Payment of the reservation deposit and purchase price installment(s)
6. Consultation with the Developer and finalization of the technical specifications.
7. Consultation (upon completion of the structural shell stage, or simultaneously with Point 6 if the project has already reached this stage at the time of signing the Sale and Purchase Agreement):
 - Final selection of floor and wall finishes
 - Final selection of sanitary ware
 - Final selection of interior doors
 - Submission of the tiling layout plans
8. Technical Handover (prior to the occupancy permit procedure):
 - Joint on-site inspection with the Buyer and the Developer's representative
 - Inspection of the property based on the approved plans
 - Preparation of a snag list and inspection report documenting any observations, signed by both parties
9. Transfer of Possession (upon full payment of the purchase price):
 - Joint on-site inspection with the Buyer and the Developer's representative based on the snag list and inspection report prepared during the Technical Handover
 - Delivery of the apartment user documentation
 - Signing of the handover documentation by both parties
 - Handover of the apartment keys
 - Delivery of the forms required for transferring the utility accounts; should any additional defects be identified, a new snag list will be prepared.

General Characteristics of the Residential Building:

The residential building will comprise an open staircase incorporating one passenger elevator, one underground parking level, and surface parking spaces, and will be constructed in accordance with the following technical specifications:

Foundations

The building will be constructed on a reinforced concrete raft foundation in accordance with the architectural and structural engineering plans.

Structural System (Floor Slabs and Walls)

The structural system will be constructed using **Leier wall panels** in accordance with the architectural and structural engineering plans. These panels will be used for the exterior and interior walls, floor slabs, stair flights, balcony slabs, apartment separating walls, and the elevator shaft.

Vehicle Access Ramp

- The vehicle access ramp will be structurally separated from the building by an expansion joint. The ramp will be constructed with a waterproof monolithic reinforced concrete slab foundation and reinforced concrete retaining

walls. A waterproof expansion joint strip will be installed at the connection between the ramp structure and the basement to ensure a watertight seal while accommodating structural movement.

Passenger Elevator

- One KONE passenger elevator will be installed in the residential building.

Balconies

- The precast balcony slabs will be installed with thermal break elements to minimize thermal bridging. To reduce the weight of the reinforced concrete substructure, a 40 mm thick XPS thermal insulation layer will be installed on the balcony slabs.
- The balcony finish will be laid with a slope towards the edges to ensure proper drainage. Along the perimeter, the bonded floor finish will be completed with an upturned drip-edge trim profile.
- The balconies will be fitted with steel railings fabricated from welded vertical flat steel bars.

Roof

- An insulated roof structure will be constructed above the reinforced concrete roof slab, finished with flat interlocking concrete roof tiles.
- Thermal insulation of the interior spaces will be provided by mineral wool insulation installed between and beneath the roof rafters.
- Rainwater drainage from the pitched roofs will be provided by external gutters and downpipes.

Façade

- The external enclosure walls will be constructed of reinforced concrete sandwich wall panels. The rendered façades will be insulated with a 150 mm thick graphite-enhanced EPS external thermal insulation system (ETICS).
- The façade finish will consist of a vapour-permeable thin-coat render with a silicone resin binder.
- The building will feature both rendered façade surfaces and façades finished with adhered cladding panels.

External Windows and Doors

- The building will be fitted with uPVC-framed windows and doors featuring triple-glazed thermal insulating glass (Uw value approx. 0.84 W/m²K).
- Solar shading and sun protection will be provided by aluminium roller shutters with integrated shutter boxes.

Heating and Cooling System

- The building's heating and cooling will be provided by a renewable energy-based heat pump system.
- The apartments will be equipped with ceiling heating and cooling, while underfloor heating will be installed in designated rooms.
- In addition, provision will be made for the installation of one fan coil unit in the living room.

Surface Finishes

- The walls will be finished with two coats of skim plaster, sanded smooth, and painted with white emulsion paint.

Underground Parking Garage, Storage Units and Surface Parking Spaces

- Eleven (11) parking spaces will be provided on the basement level (-1).
- Private storage units will be located on the basement level (-1).

- Six (6) surface parking spaces will be provided outside the building.
- The parking level will be finished with a resin-based flooring system.

Façade Design

The façade will be constructed in accordance with the approved architectural design documentation.

Doors and Windows

Interior Doors: CPL-laminated interior doors complete with door handles. The preferred colour and finish may be selected at: <https://p2homes.hu/en/material-selection/>

If the interior doors have not yet been installed in the selected apartment and the Buyer chooses an alternative product, a credit of **HUF 50,000 (gross) per door**, corresponding to the value of the standard specification, will be applied.

Entrance Door: MABISZ-certified entrance door equipped with a three-point security locking system. *(Not eligible for substitution with an alternative product.)*

Windows and Patio Doors: uPVC tilt-and-turn windows and lift-and-slide patio doors of standard opening configuration. *(Not eligible for substitution with an alternative product.)*

Glazing: All windows and patio doors will be fitted with triple-glazed insulating glass units. *(Not eligible for substitution with an alternative product.)*

Shading: The apartments will be equipped with standard-specification, electrically operated aluminium roller shutters. *(Not eligible for substitution with an alternative product.)*

Window Sills: External window sills will be made of sheet metal, while internal window sills will be made of plastic. *(Not eligible for substitution with an alternative product.)*

Floor and Wall Finishes

In wet areas, Buyers may select ceramic wall and floor tiles from the standard range available on our website at no additional cost. The website also features four recommended interior design collections, which may be selected either as complete packages or freely combined according to individual preferences.

For all other areas, Buyers may choose from the standard range of flooring materials available on our website.

<https://p2homes.hu/en/material-selection/>

Should the Buyer request floor or wall finishes other than those offered on the website, an individual quotation will be prepared. Depending on the selected product, the quotation may include additional material and installation costs. If the finishes have not yet been installed in the selected apartment and the Buyer chooses an alternative finish, a credit of **HUF 6,000 (gross) per m²** will be applied for the standard specification, applicable to both ceramic tiles and other flooring materials.

Tiled Wall Surfaces in Wet Areas

Bathroom: Ceramic wall tiles up to a minimum height of **2.25 m**, or to the nearest full tile course, as appropriate.

WC: Ceramic wall tiles up to approximately **1.20 m** (parapet height).

The standard flooring allowance includes the cost of accessories, skirting boards, transition profiles, edge trims, and the average cutting allowance (typically **10–15%**). When selecting, purchasing and settling the final cost of finishes, any additional quantities and costs resulting from individual design requirements shall be taken into account.

Electrical Installation

The electrical installation will be completed in accordance with the applicable standards and will include a **3 × 20 A standard electrical supply** and a **1 × 25 A H-tariff supply**, provided by the utility company.

The contractual purchase price includes the protective conduit installation for the internal coaxial and UTP network within the apartment. Telephone, internet and cable television connections may be ordered directly by the Buyer from the relevant service provider.

The contractual purchase price includes the standard electrical installation and fittings in accordance with the technical documentation (including the electrical plans) presented at the time of signing the contract and forming an integral part thereof, including in particular:

- TV connection points in the living room and the bedroom.
- An intercom system providing access by PIN code and key.

Light fittings are not included in the purchase price. Due to the ceiling heating and cooling system, Buyers are advised that light fixtures may only be installed at the designated locations indicated in the approved electrical plans.

Switches and power outlets will be installed using the **Schneider Electric Asfora** product range in white. Any additional sockets or electrical outlets beyond those shown on the approved electrical plans may only be requested within the apartment's non-load-bearing partition walls. Such modifications are subject to an individual quotation.

Heating, Water Supply and Utilities

The energy required for space heating and domestic hot water production is provided entirely from renewable energy sources. The mechanical systems have been designed on the basis of energy performance calculations and mechanical engineering calculations in accordance with the approved mechanical design documentation. A **water-to-water heat pump system** provides space heating, cooling and domestic hot water.

Heating/cooling energy and domestic hot water are supplied to each apartment from the central plant room through dedicated riser pipework.

Heating and cooling energy consumption within each apartment will be measured by individual heat meters. Cold and domestic hot water consumption will be measured by individual water meters.

The renewable energy-based heat pump system provides heating during the winter season and cooling during the summer season.

The apartments will feature ceiling heating and cooling in the living areas, while tempering underfloor heating will be installed in the bathrooms and WC. To enhance comfort, each bathroom will also be equipped with one electric heated towel rail. Each apartment has its own dedicated distribution manifold supplying the ceiling-integrated heating and cooling circuits. Digital thermostats allow the temperature of each room (excluding the bathrooms) to be controlled individually, ensuring a high level of energy efficiency.

Sanitary Ware and Plumbing Fixtures

To provide maximum flexibility for individual customer requirements, the standard specification includes only the following sanitary fixtures:

- 1 WC pan with seat;
- 1 washbasin;
- for bathrooms with a bathtub: one bathtub complete with bathtub mixer;
- for bathrooms with a shower: one shower enclosure complete with wall-mounted shower mixer and hand shower.

Any additional sanitary fixtures may be supplied and installed at the Buyer's expense based on an individual quotation, or may be installed by the Owner after possession has been transferred.

Surface Finishes

The walls will be finished with two coats of skim plaster, sanded smooth and painted with off-white emulsion paint. Any coloured paintwork or wallpapering may only be carried out by the Buyer after handover and at the Buyer's own expense.

Garden

The garden will be completed in accordance with the landscaping specified in the building permit, including the planting required in the common areas. No planting will be carried out within private-use gardens. Apartments with private gardens will be provided with a frost-proof outdoor water connection.

Terrace

The terrace will be completed with the floor finish specified in the building permit.

External Parking Areas

The external parking spaces will be completed with the surface finish specified in the building permit.

Common Areas

The common circulation areas will be completed in accordance with the technical specifications defined in the building permit.

Kitchen

Kitchen cabinetry, kitchen appliances, built-in wardrobes, and their installation and utility connections are not included in the purchase price. These may be installed by the Owner at their own expense after possession of the apartment has been transferred.

Measurements required for the manufacture of the kitchen furniture may only be carried out after handover. Installation of the odour trap (anti-odour valve) is the responsibility of the Buyer or the Buyer's appointed kitchen installer/cabinet maker.

Warranty Provisions

The Developer provides the statutory warranty and guarantee for the Property for the period prescribed by the applicable legislation.

The Parties acknowledge that, due to the natural movement and settlement of the building, minor hairline cracks may occur. Such cracks do not affect the structural stability or integrity of the building and therefore shall not be considered warranty defects. Any repairs arising from such hairline cracks shall be carried out at the Buyer's expense.

Should the Owner repaint the walls in colours other than the original standard finish provided by the Developer, the Owner acknowledges that any warranty relating to the painted surfaces shall become void.

The Owner is advised that, due to the operating principle of the radiant ceiling heating and cooling system—which transfers heat by radiation rather than circulating air—residual moisture may remain within the building structure during the first two years following handover. If the apartment is insufficiently heated or inadequately ventilated, such moisture may result in mould formation on internal wall surfaces and may also cause deformation of flooring, doors, and built-in furniture.

Accordingly, Owners are advised to ensure adequate daily ventilation while occupying the apartment. If the apartment remains unoccupied for an extended period, the use of a dehumidifier is strongly recommended in order to prevent moisture-related and thermal performance issues.

The Parties acknowledge that any damage to surfaces, finishes or furniture resulting from the Owner's failure to

follow the above recommendations shall not be covered by the warranty.

Modification Options – Terms and Conditions

The Seller provides the Buyer with one complimentary consultation (60 minutes) during which the Buyer will receive information regarding the technical feasibility of the requested modifications and the applicable implementation deadlines.

Additional consultation appointments may be requested for an extra fee of **HUF 50,000 + VAT per hour**. Technical consultations conducted by telephone are also subject to this fee.

The Buyer acknowledges that, due to the specific ceiling heating and cooling system, ceiling light fixtures and any other ceiling-mounted electrical outlets may only be installed within the designated installation points specifically designed for this purpose. Consequently, the location of these installation points takes priority and must be finalized during the first consultation. **No subsequent modifications will be possible.**

Following the second consultation, any further modification request shall, depending on the stage of construction, be subject to additional design and/or construction costs based on an individual quotation.

Construction surcharge: subject to the scope of the requested works and determined by individual quotation.

The Developer will provide a quotation for the requested modification. If the quotation is accepted, the Parties shall not amend the Sale and Purchase Agreement but shall instead enter into a separate construction agreement covering the additional works. Any custom modifications will only be carried out after full payment of the agreed additional works.

The Seller is under no obligation to approve all modification requests. The Seller reserves the right to reject complex interior design solutions that substantially deviate from the approved plans, as well as the incorporation of excessively expensive and/or unsuitable quality materials. The Buyer further acknowledges that certain modifications cannot be accommodated, even for an additional fee, due to the technical characteristics of the building or the construction process.

The following modifications are **not permitted**, including but not limited to:

- Modifications affecting the façade or any common areas
- Balcony railings
- Structural elements of the building (columns, load-bearing walls, etc.)
- Common property areas of the condominium (service shafts, staircases, corridors, etc.)
- Balcony floor finishes
- Exterior wall colours
- The layout, dimensions or colours of external windows, doors and roller shutters
- Any modification requiring an amendment to the building permit, conflicting with fire safety regulations, or preventing the issuance of the occupancy permit

Should the Buyer engage an external interior designer, architect or other design professional, the Developer reserves the right to review the submitted documentation for technical compliance, feasibility and completeness. Any delay caused by the external designer in submitting the execution drawings shall not constitute a delay on the part of the Developer. Should the submitted documentation contain deficiencies, the Developer may require revised plans to be prepared.

The scope of any permitted modifications will depend on the stage of completion of the Project.

Site Visits

The Seller informs the Buyer that access to the construction site during the building process is permitted **only by prior written request, at a pre-arranged time, and subject to the Developer's written confirmation.**

Unauthorised entry onto the construction site shall result in a contractual charge of **HUF 200,000 per occasion**, which the Buyer expressly accepts by signing this Technical Specification.

During the construction period, the Buyer is entitled to **one site visit of up to 60 minutes** following completion of the structural shell stage. This visit must also be arranged with the Seller in advance. In the absence of prior approval, the Seller or its authorised representative reserves the right to refuse access to the construction site.

Dios Prima Kft. reserves the right to substitute any materials or products specified in this Technical Specification with other materials or products of equivalent quality during the construction process.

Only first-class materials will be used in the construction of the residential building, and only first-class workmanship that meets the required quality standards will be accepted from the Contractor.

Other Provisions

The Buyer may enter the purchased apartment for the purpose of carrying out any measurements (including, but not limited to, kitchen cabinetry, furniture, lighting, etc.) **only after the full purchase price has been paid.**

The Buyer acknowledges and accepts full financial responsibility for any damage caused to the ceiling heating and cooling system.

The primary means of communication is **e-mail**, which may be sent to the following contact details:

E-mail: ertekesites@P2Homes.hu

Telephone: +36 70 454 8288

Budapest, 24 June 2026

