



GENERAL TECHNICAL DESCRIPTION

D72 RESIDENCE
VILLAPARK on Mártonhegy

D72
Residence

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General technical description

Building structure	
Foundation	Continuous watertight monolithic reinforced concrete slab base sized according to static plans
External boundary wall construction	25 cm monolithic reinforced concrete frame structure with steel columns in places supplemented according to statics
Partition wall between apartments	25 cm monolithic reinforced concrete frame structure
Partition walls	10 cm Ytong in places using impregnated plasterboard pre-walls
Slabs	Monolithic reinforced concrete according to static plans
Stairs (staircase)	Monolithic reinforced concrete with monolithic reinforced concrete slab stair arches according to stair plan with reinforced concrete slabs of the thickness specified in the design
Stairs (inside the dwelling)	Monolithic reinforced concrete staircases of variable thickness separated from the partition walls by means of a sound bed, set on an acoustic element
Thermal insulation	
Facade insulation	25 cm mineral fibre insulation in dryvit system (EPS/XPS)
Roof	12 cm aluminium foil with stepped edge PIR step resistant thermal insulation board with foam sheet
Intermediate slabs	3+5 cm step sound insulation, under the subfloor concretes Austrotherm AT tiles
Cellar	10 cm glass-foil coated with resin-bonded rock wool with paintable thermal insulation (ROCKWOOL CEILINGROCK)
Terraces	Thermal insulation of terrace above living area with 12 cm aluminium foil PIR step-resistant thermal insulation board with stepped edges with thermal insulation in partial zones with vacuum panel insulation
Soundproofing	
On Floor	3+5 cm step sound insulation on the floor, with Austrotherm AT under the subfloor concretes tiles
Waterproofing	
Terraces	PVC based waterproofing system (BauderTHERMOPLAN-T), FPO roof insulation sheets
Slab	waterproofing system based on PVC (BauderTHERMOPLAN-T), FPO using roof insulation sheets
Bathrooms	Field insulation against water in use
Windows and doors	
External doors and windows	ALU-FA windows and doors with 3 layers of insulated glazing; colour and technical content specified by the designer
Apartment entrance doors	ALU-FA, with insulated steel frame construction, painted, weather-resistant veneer with 4-point security lock (according to MABISZ)
Interior doors	Flush-locking, painted veneer interior doors, modern, one-piece with one-piece handles. With sliding doors that can be slid into the wall in places

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Garage door	Security garage door that can be controlled by phone
Window sill	
External cornice	2 mm extruded aluminium sills
Internal cornice	Marble moulded cornices
Shading technology	
Shutter box	Motorised aluminium shutters with remote control, on request with mosquito nets
Rainwater drainage	
Rainwater drain	Based on export plans
Barrier	
Terrace/balcony railing	Fixed to stainless steel Bohle supports, safety glazing
At air shafts, staircase	Galvanized steel, steel handrails
Cover	
Garage, storage	Non-slip, wear-resistant resin flooring
Terraces, balcony	Outdoor surface-treated wooden flooring
Flats with wet room	Tiled with premium tiles, wall to ceiling
Living room-kitchen-dining room	Solid wood, surface treated parquet
Bedrooms	Floor carpet
Flooring, storage, stairturns	ceramic
Skirting	Cut from the material of the base plates
Lift floor	Glued porcelain stoneware tiles
Basement	Lime hydrate painting
Ramp, walkway, driveway	Paving stone paving
Surface formation	
Painting	Blinds, glass fabric with mesh reinforcement, according to interior design
Plaster for facade	EQUITONE fibre cement mounted tiling on the elevated facade surfaces and ultra-thin stone veneer tiles
Plaster for plinths	Ultra-thin stone veneer tiles
Mechanic	
Heat supply	Heating energy and domestic hot water supply DAIKIN type, heat pump systems (according to the engineer's design)
Heating-cooling	Ceiling cooling-heating, underfloor heating with dew point equipped with a dew point sensor
Bathroom radiators	Underfloor heating and thermostatic towel radiator
Heating pipework	According to engineer's drawings

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Water connection	According to engineer's drawings
Measuring units	Separate per dwelling - with separate metering unit
Heating-cooling control	Separately controlled per room, with Wifi, smart home solution with programmable NGBS thermostat
Ventilation of wet rooms	Mechanical ventilation, according to engineer's drawings
Ventilation of apartments	Heat exchanger air handling with smart home programming
Electricity	
Electricity	3x25 A power supply
Type of wiring	Copper wiring
Intercom	Entrance entry with push-button video intercom system. Access (opening of doors and gates) from the apartments at the touch of a button and from the smart home app possible
Switches Plug-in sockets	Within the apartments, the necessary number of lighting outlets, switches, sockets, TV sockets, low voltage pipework and wiring, oven outlets, hobs, washing machine, microwave, refrigerator connections will be installed. Interior design according to the plans
Alarm system	Built-in security system. Motion detectors at the openings, with integrated opening sensors
TV + Net	Uniform protective piping and wiring for telephone, internet, TV, telephone and Internet network (IT). 1-1 IT endpoints will be installed in the living rooms and living room with fittings
Outdoor lighting	Energy efficient light fittings
Electric car supply	Wallbox 11kW
Vehicle drive	Electronically heated, automatic system with freezing protection

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+36 70 519 6624

