



BORÓKA PARK

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Boróka Park Phase 2 and 3 Kecskemét technical specifications for sales

At the end of 2018, we launched the second phase of our successful residential development in one of Hungary's most dynamically developing neighborhoods, Homokbánya, in the heart of Kecskemét, a city district of students, job seekers and large corporate developments. In January 2018, Phase 1 was awarded the "Best Residential Property" category at the "Hungarian & Balkan Real Estate Award 2017" competition organized by Europa Property.

The Boróka Park Phase 2 development includes the construction of 2x63 apartments with a varied floor plan. Our portfolio includes traditional apartments with smaller floor areas, ideal for young couples and first-time homebuyers, as well as apartments with several bedrooms, optimal for family buyers, but also for those who are looking to invest.

Typical apartment sizes offered for sale:

- 25-30 m² garage apartments
- 35-45 m² one-and-a-half or two-bedroom apartments
- 50-55 m² living room + 2 bedroom apartments
- 60-65 m² living room + 3 bedroom apartments eligible for CSOK

1. Environment and transport:

1.1 Location

The broader urban development concept envisaged the development of a 'new urban sub-center', mixed with residential areas, in the until recently largely vacant or redeveloped areas of the Sandpit district. Such a new urban origin is successful and comfortable if it does not require long distances between the functions that serve our lives, if it is alive at all times of the day, if it has the right mix of public, green and recreational spaces, or even vibrant agora, where we can find meeting and leisure places, and if we have to get around, if there are good public transport links to the city center and other focal points of the city.

1.2 Public transport options

If you do need to leave the city for work or other errands, there are public transport options in addition to the national and local highway connections. Local bus services 1, 1D, 91E, which provide almost 24-hour transport links to the city center, railway and bus stations, are practically next to our development, on



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Vályogvető street, but there are also bus stops for buses 11, 11A and 34 within a short 1-2 minute walk.

2. Description of the building

2.1 Installation

In addition to the rational layout and structural arrangement of the building masses, we wanted to create an exciting and livable architectural unit, and a continuation in appearance with Boróka Park Phase 1, located on the opposite side of Agyag street. In line with the previous design phase, we did not want to 'maximize' the building parameters provided by the zoning, but rather relaxed them, with larger building spacing and green areas to ensure a higher number of apartments. The development of 2 x 63 apartments was organized in 2 building units. The installed building units are arranged with their longitudinal axis perpendicular to Agyag street, with access from both public streets, but the main pedestrian access is from Agyag street.

We considered it important to maximize the number of on-site parking spaces within the building masses to maximize active green spaces. Our intention was to provide 41-41 car and 11 motorcycle parking spaces per building unit. In addition, 49 parking spaces have been provided adjacent to the facade, with three spaces per building. Due to the larger number of parking spaces, the car accessibility was divided in two, so that the parking lots and their internal roads are accessible from Vályogvető and Agyag streets. With the blocking of the parking areas, the courtyard area between the building units, as well as the front and side gardens, are landscaped and can be freely accessed and used by the future residents. The main pedestrian access courtyard between the building units is landscaped more intensively, with a mixed lawn, wooded, walkway, and rest area design. The remainder of the site will have three levels of planting, with the exception of a small unit community garden area to be developed in the north-west side garden of the property.

The buildings are unsub-basemented, ground floor + 4 storey, flat roofed apartment blocks. A building unit is organized around 2 staircase cores with 23 and 40 apartments connected by a ground floor neck.

An important aspect of the façade design was the development of a uniform fenestration and terrace structure, which is already well established in the first phase of Boróka Park, with a fabric system that wraps around all the façades, and a repeating pattern system that has a calming effect despite the building masses. The alternating use of 3 colors (white, light green and medium grey) and the shadow funnels connecting the upper eyebrows of the openings dissolve the more austere



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facade articulation. The canopies provide a space protected from rain, partly for pedestrian access and partly for bicycle storage. The façade design of the fourth floors, also in reference to the Boróka Park Phase 1, is finalized by 'chipping back' the corners of the building masses and by re-coloring the facade surfaces that have been set back here.

Since the 2 building units on the site can be mirrored 180 degrees, Building A is in the same layout as Building C and Building B is in the same layout as Building D.

The main entrance lobbies of the building units are approached from the courtyard area. Each entrance lobby and corridor provide access to the stairwells and lifts serving the respective staircase block, to the common storage and mechanical rooms and to the indoor car parks within the building.

Compared to Phase 1 of Boróka Park, we have increased the number of residential storage units - a total of 28 units with a floor area of 3.5 - 4.5 m², with separate access from the ground floor parking spaces.

2.2 Building and supporting structures

Foundation, basement:

The building is constructed with a pile foundation.

Load-bearing structures:

The uppermost load-bearing system of the building consists of structurally dimensioned monolithic reinforced concrete columns and wall supports. The slab structures will be 27 cm thick monolithic reinforced concrete slabs for the general floors and 25 cm thick for the end slab. The supporting structure will be braced by stairway cores and monolithic reinforced concrete walls placed at the end wall position on the raster grid.

Masonry:

The exterior infill walls of the building are made of 30 cm thick ceramic bricks, while the walls separating the apartments are made of 25 cm thick ceramic bricks with high sound insulation properties. The partition walls inside the apartments are made of 10 cm thick ceramic partition bricks. Where mechanical installations require a front wall, 6 and 10 cm thick monolithic plasterboard front walls are used.

Thermal insulation:

The exterior walls of the building are generally constructed with a 15 cm thick (EPS and rock wool) thermal insulation dryvit system. The slabs above the ground floor, which are cooled from below, will be insulated with 20 cm thick blown glass wool, while the slab roofs will be insulated with 26 cm thick EPS insulation.



2.3. Building services and electrical systems in progress

In connection with the apartments:

- piped drinking water supply, including hot water production and the construction of a circulation system,
- municipal (residential) sewage disposal,
- development of a heating system: gas-fired central boiler system in the apartment rooms, white steel plate radiator,
- cooling system with protective ducting for split air-conditioning units per apartment,
- mechanical extraction of bath, toilet, mechanical connection to kitchen extractor hood,
- installation of lighting, socket outlets and other electrical systems for high current equipment, - installation of cable TV and intercom systems,
- installation of reception boxes for blinds in front of the windows and installation of a control system for the mechanical movement of the blinds with a protective tube in each apartment, All consumption in the apartments is provided with individual meters.

In relation to other areas of the building:

- construction of CO ventilation systems for the mechanical ventilation of the garage,
- construction of a rainwater and leachate drainage network with the necessary buffer storage, - construction of basic systems for the irrigation of green areas,
- construction of building automation systems controlling the main mechanical equipment,
- construction of fire alarm and fire emergency control systems,
- construction of the building's lightning protection and internal earthing network. The utility systems to be installed in each construction phase are designed with separate condominium main meters. The main mechanical systems are installed with accurate sizing from an acoustic and environmental point of view.

3. Technical specifications of dwellings

3.1 Entrance door

Aesthetically pleasing, MABISZ-compliant steel case door with multi-point locking security lock and numbering.



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3.2 Windows and balcony doors

Thermally sized plastic windows and balcony doors with 3-layer glazing, metal fittings, internal elbows, external cills and integrated shutters.

3.3 Internal doors

Finish decorative foil flat door leaf with handle, with retrofittable case.

3.4 Floor coverings

- Laminate flooring in living rooms
- Washable, water-resistant floor tiles in bathrooms and toilets
- Antifreeze tiles on balconies and outside spaces.
- Laminate flooring or washable, waterproof flooring in entrance halls, depending on the design

3.5 Wall cladding

- Washable, waterproof wall cladding in the following places:
- 2 m high in bathrooms, showers and 1.5 m high in toilets.

3.6 Suspended ceiling

Suspended ceilings in corridors and bathrooms.

3.7 Surface designs

Interior walls and ceilings are painted with white dispersion paint. Kitchen wall without final surface treatment.

3.8 Wet rooms – kitchens

Toilets have white hand wash basins and back flush wall mounted toilet bowls, bathrooms have acrylic shower, bath with chrome single lever taps and shower set. Bathrooms have white porcelain wash basins with single lever taps. A connection for the washing machine is provided. The kitchen sink is fitted with a water inlet and drainage.



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3.9 Construction of heating and domestic hot water, installation of air conditioning mains

There is central heating with heat metering per apartment, white steel panel radiators, concealed mechanical wiring. A thermostatic control valve is installed on the radiators to regulate the temperature of the rooms, so that the heating of each room can be regulated separately. Basic piping systems necessary for the operation of the split air conditioning systems - refrigerant pipes, condensation water pipes and electrical wiring - are installed in each apartment.

3.10 Electrical design

1x32 A per apartment.

The meters are installed on the corridor, grouped by level. Electrical installation: copper conductor in conduit with white fittings.

Plug sockets:

- As planned.
- Stove outlet in the kitchen according to the floor plan.
- Light fittings not included in the dwelling.

3.11. Low voltage systems

- The telephone and TV network is installed in the apartment on one endpoint.
- The access to the staircase will be made possible by an intercom system.
- The cable TV and telephone network does not include terminal equipment, the contracts must be concluded individually by the buyer.

3.12 Elevator

One barrier-free elevator per staircase is installed with a maximum payload of 630 kg.