



DETAILED TECHNICAL SPECIFICATIONS

Location

The Lake Resort residential park is located in the southern part of Keszthely, in the constantly improving Helikon park. The property is bordered on one side by the Entz Geza promenade, which is part of the Balaton cycle path, and on the other side by the shore of Lake Balaton. The investment, which will be completed in two phases on a site of 7.2 hectares, consists of a 120-apartment project with 5 buildings in the first phase, and a 168-apartment project with 7 buildings in the second phase. The residential park can be reached within 10 minutes from the M7-M76 motorway. Keszthely city centre is located 3 km or a 5-minute drive away. Shopping centres located on the route 71 bypass from Gyenesdiás as well as Hévíz – including the world-famous lake and spa – can be reached in 10 minutes by car.

Phase I – buildings I-V

We are offering high-tech, low maintenance, AA+ energy-rated homes with geothermal and solar-powered heating.

The buildings marked I-V will be erected in the first phase of the project, meaning that each building will have 24 apartments, thus 120 apartments in total. The buildings have the same layout, only their positions within the area differs.

Interior layout, apartment types:

The apartments are accessed from a staircase that opens onto the inner courtyard of the residential park. The ground floor of the building will be dedicated to indoor parking, which will have 18 parking spaces with storage units for these parking spaces, as well as separate storage units. There will also be one flexible unit on the ground floor that is expected to be a commercial or service unit.

On floors 1-4, the buildings will typically have 4 types of apartment:

- A – Studio apartment: living room with open-plan kitchen, bathroom and loggia: 1 apartment – 1st floor
- B – Living room + 1-bedroom apartment: living room with open-plan kitchen, 1 bedroom and bathroom, separate toilet, wardrobe and loggia: 6 apartments – 1st; 2nd; 3rd floors
- C - Living room + 2-bedroom apartment: living room with open-plan kitchen, 2 bedrooms and bathroom (some apartments are designed with two bathrooms), separate toilet, wardrobe and loggia/terrace: 13 apartments – 1st; 2nd; 3rd; 4th floors
- D - Living room + 3-bedroom apartment: living room with open-plan kitchen, 3 bedrooms and bathroom (some apartments are designed with two bathrooms), separate toilet, wardrobe and loggia/terrace: 4 apartments – 1st-4th floors

Technical description:

A. Built-in structures:

- The building has a pillar-framed reinforced concrete load-bearing structure, with infill walls made of 30-cm-thick ceramic masonry. The partition walls between the apartments will be made of 30-cm-thick soundproof ceramic masonry, which has excellent acoustic properties. Inside, the apartments will have 11.5–12-cm-thick ceramic partition walls finished in plaster, as well as gypsum board partition and masonry walls.
- The façade of the building will be constructed with 18-20-cm-thick thermal insulation and will receive uniform façade plastering.
- The roof of the building will be insulated with 12-cm-thick PIR foam, supplemented with an extra PIR foam slope insulation, 2–17-cm thick.
- The façade windows and doors – for the apartments – will be aluminium-clad plastic on the outside, with high-quality triple glazing, and enhanced air-sound insulation.
- Modern fabric shading zip system will be installed in front of the façade windows and doors (RAL 7016 colour) with remote-controlled operation, additionally, pergola shades will be installed on the terraces of the 4th-floor penthouse apartments.

- The ceiling heating and cooling system can be controlled remotely via an application, and the entrance doors have been designed to accommodate battery smart lock systems.
- The flexible unit on the ground floor as well as stairwells and entrance areas features a Schuco-profiled aluminium door and windows in RAL 7016 colour.
- The kitchens will be installed according to the individual needs of the apartment owners, but the installed sockets and outlets allow for the installation of a sink, dishwasher, refrigerator, and counter lighting. Plumbing fixtures (bathtub with tap or built-in shower, toilet, bathroom cabinet, and electric towel radiator) will be installed in the bathrooms and toilets.
- The loggias and terraces will have glass railings. On the 4th-floor penthouse apartments, privacy-blocking safety glass partition panels will be installed as protection against climbing over.
- The interior doors are comprehensive CPL quality doors with frames.
- The entrance doors to the apartments are security doors with 30-minute fire resistance.
- The rooms in the apartments – including the Penthouse units – will have glued 11 mm oak engineered wood flooring. In the bathrooms and toilets 9 mm thick ceramic gres floor tiles (60x60 or 80x80), and 6 mm thick large ceramic gres wall tiles (120x278) will be used.

B. Mechanical and electrical systems:

- The heating and cooling of the living spaces will be provided by a cooling and heating system integrated into the ceiling structure, which can be controlled by thermostats and automatically senses the humidity of the room. In the bathrooms, there will be electric underfloor heating, complemented by adjustable electric radiators for drying towels. The heating-cooling system is implemented with the latest and most energy-efficient geothermal heat pump system (water/water system with ground probes), which can be remotely controlled, ensuring the low-cost sustainability of the apartments with green energy.
- Each bathroom and toilet will be equipped with ventilation; the bathrooms will also have humidity sensors. The connection point for installing an extractor hood will be installed in the kitchen.
- Each apartment is equipped with switches, power sockets, and low-voltage connection points. The kitchen outlets allow for a fully equipped kitchen setup.
- A solar panel system will be installed on the roof of the buildings, which will supply the shared spaces, thus reducing the common costs of the apartments.

- The meters for heating, cooling and water consumption will be installed inside the apartments, with remote reading options. The electricity meters are located in a separate room at the entrance area on the ground floor.
- One elevator will be installed in each staircase of a building, taking the residents of the building from the ground-floor parking level up to the 4th floor.

Services

Parking

Following the construction of the 5 buildings in the first phase of the Lake Resort residential complex, a total of 145 parking spaces will be available (18 indoor spaces per building and 55 uncovered outdoor parking spaces). After signing the purchase agreement for a property, 2 parking spaces may be purchased for each penthouse, and 1 parking space may be purchased per other apartment, depending on the number of indoor and outdoor parking spaces available. In the purchase contract, a limited number per house of custom-measured electric fast chargers can be requested for the selected indoor parking space at an additional cost. 5 outdoor parking spaces will be available for charging electric cars, with a card payment solution.

Storage units

On the ground-floor parking level of the residential buildings, residents will have access to secure storage units with electric sockets and compliant with fire safety regulations. There are a total of 24 storage units per building: 18 units associated with the parking spaces and 6 separate storage units of varying sizes, accessible through separate entrances. The separate storage units can be used upon purchasing an additional ownership right over and above the property purchase price, as specified in the purchase agreement, depending on the availability of vacant storage spaces, and electricity usage is ensured by an individual meter.

Swimming pools

Three outdoor pools will be built in the area of the first phase of the construction, which can be used seasonally.

1 spa pool with massage jets and a neck shower (16.3 m x 8 m, depth: 1.26 m – 1.4 m).

1 semicircular seating pool with 32 massage jets ($r = 4.75$ m, depth: 1.06 m).

1 children's pool with a mini slide (7.5 m x 5.3 m, depth: 0.56 m).

Playground and outdoor fitness park

Thanks to the size of the plot, the Lake Resort residential complex will feature a playground for children and an outdoor fitness park for active young people and seniors, thereby helping residents enjoy the relaxation offered by the nature-oriented environment of the residential park.

Flexible unit on ground floor

One flexible unit will be created in each building and handed over to the buyer in a shell and core status. The premises will be delivered without surface treatment, including utility connections and outlets (for water, wastewater, electricity) and with the door and windows fitted. The buyer is responsible for the subsequent development in line with the final function of the premises, and for obtaining relevant approval.

Interior design

Our buyers can choose from 3 different interior design options offered by the developer, thereby helping to meet and satisfy the needs of customers. The interior design options are technically equivalent, but differ in appearance from each other. For our Interior Design Package presentation, please contact our sales colleague by phone, or visit the website www.lakeresort.hu.

Other provisions

The purchase price of the apartment **does not include** the following:

- procuring and installing kitchen and other built-in furniture
- household appliances (stove, oven, refrigerator, dishwasher, washing and drying machine), and basic furniture included within the apartment;
- materials and costs of bathroom furniture, except for sinks and handbasins offered for selection, and bathroom mirrors subsequently fitted;
- procuring and installing interior lighting fixtures within the apartment;
- installing curtains, curtain rails and additional accessories.

The property and apartment will be handed over according to the technical content specified for the purchase price determined in the purchase contract.

The Seller reserves the right to replace the materials, structures, equipment or technologies specified in the technical description with products or technologies of at least the same technical standard as specified herein, if compelled by regulatory requirements, procurement difficulties, or for other technically justified reasons.