



BELUGA GARDEN

TECHNICAL DESCRIPTION

GENERAL DESCRIPTION

PROJECT SITE

The project site is in the 13th District of Budapest, in the area bounded by Népfürdő Street – Bodor Street – Jakab József Street – Dagály Promenade (Land Registry Reference Number: 25872/3), physically addressed as 7 Bodor Street, 1138 Budapest. The current development will be realized on the eastern part of the plot adjacent to Jakab József Street, featuring commercial functions on the ground floor and residential units on the upper floors.

The immediate surroundings of the property are characterized by an urban character, consisting of detached and closed-row (perimeter) block developments with ground floor + 3–6-8 stories. Jakab József Street is predominantly characterized by newly developed properties. In terms of form, the planned building features a flat roof design, with its appearance and material usage harmonizing with the existing environment.

ACCESS AND CIRCULATION

Vehicular access to the building is provided from Jakab József Street. An indoor parking garage will be established on half of the ground floor and the entire basement level. The basement level is accessible via an internal ramp opening from Jakab József Street, while the ground-floor parking area is also accessed directly from the same street.

The basement parking facility has been designed to provide residents of the Beluga Bay mixed-use building (constructed as a separate development) with vehicular egress toward Jakab József Street. This is facilitated through a building section connected to the basement level, which is classified as a separate fire compartment.

Pedestrian access is available via the surrounding Bodor Street, Jakab József Street, and the Dagály Promenade. The building is separated from the adjacent Beluga Bay condominium by a public park to be operated by the 13th District Municipality which offers excellent opportunities for diverse leisure activities. The main pedestrian entrance of the building is located on the Dagály Promenade side. Vertical circulation within the building is provided by one stairwell and two elevators.

BUILDING DESCRIPTION AND FUNCTIONS

The planned building is a basement + Ground Floor + 8 Floors structure. It accommodates a basement-level parking garage, ground-floor commercial units with independent entrances separated from the residential areas, and residential apartments on the upper floors. A total of 105 apartments will be developed across the upper levels. Each apartment includes a balcony or terrace, oriented either toward the surrounding streets and public park or toward the internal courtyard.

The commercial units and their supporting service areas are designed as independent functional entities. They feature private entrances opening from the Dagály Promenade and the intersection of Bodor and Jakab József Streets. Each unit is equipped with its own sanitary facilities and custodial storage. Goods delivery for the shops is facilitated through the ground-floor garage and dedicated street-side access points.

LANDSCAPE ARCHITECTURE CONCEPT

PUBLIC PARK

The green spaces of the public park are based on the natural topography of the area and the smart utilization of rainwater. The garden's primary objective is to provide residents with a pleasant, relaxing environment while integrating the green areas of the individual buildings into a unified, coherent system.

A rain garden located in the southern part of the park collects runoff from the rooftops, contributing to the maintenance of the greenery while providing a shaded, diverse botanical environment for pedestrians. The area's gentle slopes, tree clusters, and embankments subtly soften the urban impact of the buildings and offer opportunities for recreation. The embankment is more intensively planted toward the Beluga Bay building, while it transitions into a gentler, grassy lounge area toward the Beluga Garden development.

A sunbathing lawn connects to the green space system along the park's promenade, providing access to the Dagály Promenade, which links the public park with nearby buildings and the wider environment. Visual and climatic protection is ensured by the perimeter rain gardens and the three-tier vegetation (groundcover, shrubs, and trees) situated on the elevated, terraced terrain.

The garden's climate protection elements including grove-like green spaces, forest strips, and rain gardens not only offer aesthetic value but also contribute to an improved local microclimate. Thus, the park provides a liveable, diverse, and cooler nature-inspired living space within the urban environment.

INNER GARDEN

The internal garden is designed to offer residents a calming sanctuary for everyday life. In the heart of the courtyard, a subtly undulating concrete spatial element activates the central space, providing a dynamic visual experience and comfortable seating areas for relaxation.

The landscaping consists of evergreen cushions, shaped pine clusters, and shade-tolerant perennials, which visually "cool" the space and help mitigate the frantic pace of urban life. Portions of the building are screened by green walls (climbing plants), ensuring that the garden experience remains immersive and aesthetically complete from every vantage point.

RESIDENTIAL PARKING AND STORAGE

Residential parking is provided across two levels (ground floor and basement). Provision for electric vehicle (EV) charging stations is available for selected parking spaces; these may be requested upon personal consultation for an additional fee beyond the purchase price.

The standard clear height in the garage circulation areas and parking bays is at least 210 cm. However, the clear height of specific bays may vary, as mechanical and ventilation piping may occasionally be routed through these areas. The parking spaces with a clear height of less than 210 cm are as follows:

- Ground Floor: F12 (195 cm), F13 (209 cm)
- Basement: P24 (195 cm), P25 (200 cm), P80 (190 cm), P81 (190 cm),

Standard parking spaces generally measure 2.50 x 5.00 meters, with a minimum area of 12 m².

Compact (Reduced size) Parking Spaces: These units have one or both dimensions smaller than the standard size. The designated compact spaces are:

- Ground Floor: P-023, P-027, P-028, P-033
- Basement: P-P25, P-P30, P-P34, P-P35, P-P40

Premium Parking Spaces: These units exceed standard dimensions in one or both directions, with a minimum area of 14 m². The designated premium spaces are:

- Basement: P-P01, P-P10

Residential storage units are located on the ground floor and basement levels in various sizes to accommodate diverse needs. Certain units are assigned to specific parking spaces, while others are independent. Storage units feature tiled flooring and painted walls. Clear heights vary, as mechanical or ventilation piping may be present in these spaces.

WASTE MANAGEMENT

The collection of communal and recyclable household waste for the residential units takes place in a dedicated waste storage room on the ground floor, accessible from the corridor adjacent to the main entrance. The two ground-floor commercial units are equipped with their own private daily waste storage facilities.

The finishes in the communal waste storage room on the ground floor are designed for hygiene and durability, featuring washable surfaces: slip-resistant flooring and wall tiling extending to the ceiling. To facilitate regular cleaning and maintenance, the room will be equipped with a wall-mounted utility sink and a floor drain. Necessary ventilation is provided via a mechanical exhaust system vented above the roof level.

BUILDING STRUCTURES AND MATERIALS

FOUNDATION

The building is constructed on a watertight reinforced concrete raft foundation. The vertical load-bearing frame is anchored to the foundation via starter bars. All wall structures and columns are positioned directly on this watertight raft foundation.

LOAD-BEARING STRUCTURES

The vertical load-bearing system consists of a monolithic and precast reinforced concrete column frame, supplemented by precast and monolithic reinforced concrete walls with thicknesses of 20, 25, or 30 cm. Structural stability and bracing are provided by reinforced concrete wall structures on each level, in accordance with the structural engineering plans.

External walls are similarly constructed of precast or monolithic reinforced concrete. Above the external windows and doors, built-in shutter cabinets with plasterable front panels are installed. Lintels are used above openings within internal masonry wall structures.

The floor slabs on the basement and ground floor levels consist of 25 cm thick monolithic reinforced concrete with monolithic reinforced concrete beams. From the 1st floor upward, the slabs are constructed using precast lattice girder (filigree) elements with on-site concrete topping, as per the structural design.

Balconies are built from precast reinforced concrete units. To ensure the thermal efficiency of the apartments, thermal break elements (isokorbs) are installed at the junction with the facade wall plane to prevent thermal bridging.

The building's roof slab is a precast lattice girder reinforced concrete structure, finished as either a flat roof or a green roof. The roofing material consists of PVC waterproofing membranes with a gravel ballast layer or green roof landscaping. Rainwater drainage from the roof slab is handled via an internal drainage system, while balconies and terraces utilize external drainage solutions.

VERTICAL CIRCULATION

The building features a single central stairwell. The planned staircase is constructed from precast reinforced concrete with floating floor finishes, according to the structural plans. Adjacent to the stairwell, two elevators are installed to ensure barrier-free access across all floors. All levels of the building are accessible via these elevators.

FILLER AND PARTITION WALLS

Internal partition walls are constructed from 10 cm thick aerated concrete (AAC) masonry. In areas with enhanced acoustic requirements, sound-insulating walls made of calcium silicate (sand-lime) bricks of appropriate thickness or technically equivalent materials are installed.

THERMAL AND ACOUSTIC INSULATION

The building's facade features 15 cm thick thermal insulation. At the plinth level (up to a minimum height of 30 cm above the finished ground level), AUSTROTHERM XPS TOP P GK or technically equivalent insulation is applied.

To mitigate impact noise between floors, a 5 cm thick layer of ÖKOCELL CSEND lightweight concrete is used as a floating acoustic insulation layer in the floor slabs.

The roof slab is fitted with 12–14 cm of Bach PIR thermal insulation, with the necessary slope provided by tapered AUSTROTHERM AT-N 150 insulation blocks of varying heights. A single layer of bituminous membrane is applied beneath the insulation to serve as a vapor barrier.

DOORS, WINDOWS, AND SHADING SYSTEMS

FACADE OPENINGS

Exterior balcony doors and windows are high-performance uPVC structures featuring triple glazing, warm-edge spacers, and central gaskets. On the ground floor, thermally broken aluminium systems are installed in accordance with the architectural plans. Interior

windowsills are made of uPVC, while exterior sills are aluminium, colour-matched to the window frames.

Integrated roller shutter boxes are installed above all residential facade openings. Each apartment includes a uniform motorized aluminium roller shutter system, colour-matched to the external frames. The shading system is integrated into the Smart Home system, allowing for control via a central wall-mounted display in the living room or remotely through a mobile application (requires internet access). Fixed or roll-up insect screens are included for all operable windows and doors.

ENTRANCE DOORS

Apartment entrance doors opening from the internal gallery are thermally insulated uPVC doors, featuring a coloured foil finish on the exterior as per the architectural specifications.

INTERIOR DOORS

Internal doors are provided in standard sizes of 75/210 cm, 90/210 cm, and 100/210 cm according to the floor plans. These doors feature a tubular chipboard core and are available in either a painted white or CPL foil finish, selected from the project's official material catalogue.

SURFACES AND FINISHES

FACADE

The building's façade is primarily finished with noble plaster, supplemented by ventilated curtain wall cladding in designated areas as specified in the architectural plans.

Balcony slabs consist of precast reinforced concrete elements with a fair-faced (exposed) concrete finish, requiring no additional surface treatment. The walking surfaces are finished with ceramic tiling, featuring a uniform design throughout the building. To ensure privacy and security, balcony dividers with a minimum height of 2.20 m will be installed to prevent cross-visibility and unauthorized access.

Safety railings for both the exterior balconies and the internal galleries consist of galvanized steel pickets. The central stairwell features slender steel guardrails with an aesthetic protective coating.

INTERIOR FINISHES

Floor and wall finish in communal areas are executed according to a uniform design scheme defined in the architectural plans.

Interior walls and ceilings in living areas are finished with surface levelling (skim coating) and dispersion paint. In sanitary rooms, full-height ceramic wall tiling is installed (extending to the ceiling).

WATERPROOFING

Protection against precipitation is provided by PVC membranes on the floor structures and roof assemblies, including their respective substrate systems. For the slab above the P1 basement level and the courtyard slab above the ground floor, bituminous waterproofing is utilized, extended up the exterior walls to a minimum height of 30 cm above the finished floor level.

Groundwater protection is ensured by the watertight concrete raft foundation. Beneath the stairwell and elevator cores, a Preprufe 300R waterproofing membrane is installed prior to the placement of the foundation reinforcement. Protection against ground moisture for the superstructure is provided by two layers of bituminous insulation on the exterior walls, extending at least 30 cm above the finished ground level.

Upper-level balconies, roof terraces, and the final roof slab receive a single layer of 2 mm thick PVC waterproofing. In wet rooms, a liquid-applied (bonded) waterproofing membrane is installed beneath the tiling and extended up the walls to the height required by relevant technical standards.

The materials and technical solutions specified in the "Building Structures and Materials" section may be substituted - without specific justification or prior notice - with equivalent products or designs providing the same technical performance.

MECHANICAL ENGINEERING

The building is a mixed-use development comprising 105 apartments and 2 commercial units, with parking facilities located on half of the ground floor and throughout the basement. The main mechanical plant room is situated in the basement, while the air-source heat pumps are installed on the 8th-floor roof. To mitigate noise, these units are enclosed by acoustic barriers consisting of aluminium louvered structures set within aluminium frames.

The building utilizes a two-pipe mechanical system, meaning the entire facility operates in either heating or cooling mode at any given time.

To ensure precise individual billing, each apartment is equipped with dedicated cold and hot water meters, as well as heat energy meters. These meters are located within the apartments above the toilets. All meters feature digital readouts and are capable of data aggregation, ensuring simple and rapid reading processes.

HEATING AND COOLING SYSTEM

During the design phase, significant emphasis was placed on environmental protection and the efficient use of renewable energy. Consequently, heat pumps are employed to meet the building's heating and domestic hot water (DHW) requirements.

HEAT EMITTERS

Residential floors feature ceiling heating and cooling via an active concrete (thermal mass) system. This is supplemented by the provision for additional wall-mounted fan-coil units in the rooms. Bathrooms are equipped with underfloor heating, complemented by electric towel radiator rails. During the heating season, the underfloor heating serves as the primary heat emitter; during the cooling season, the automated control system bypasses the underfloor circuits.

The cooling system for the apartments utilizes a mixed cooling circuit. This configuration allows for optimized operation and individual control per apartment even under extreme conditions (e.g., heatwaves, high humidity), while ensuring the proper functionality of the optional fan-coils.

Provision (pre-installation) for supplementary fan-coil units is provided in the living room and all bedrooms. These allow residents to achieve desired temperatures more rapidly or during extreme outdoor temperatures. Supplementary fan-coil units may be requested upon personal consultation for an additional fee beyond the purchase price.

CONTROL SYSTEMS

Users can regulate the climate via the Smart Home system interface. Each apartment features room-by-room temperature control. Thermostats are programmable and can be accessed remotely via the internet. To prevent condensation on the ceilings, the thermostats automatically disable cooling based on real-time humidity and internal temperature data. The fan-coil units are also fully integrated into the Smart Home system.

Due to the ceiling heating/cooling system, pipes are embedded within the apartment ceilings. Any drilling or fastening into the ceiling must strictly follow the user manual and requires the use of a thermal imaging camera!

VENTILATION

INTERNAL ROOMS

Internal rooms without operable windows are equipped with **local exhaust ventilation** linked to the light switches and featuring a run-on timer. Exhaust fans in wet rooms are also equipped

with **humidity sensors**, activating automatically to ensure proper air exchange. These wall- or ceiling-mounted fans include integrated backdraft dampers.

KITCHEN RANGE HOODS

Provisions are made for kitchen range hoods, with exhaust air discharged above the roof level via a collective duct system. When installing a kitchen, the range hood performance must be selected based on the distance to the connection point. Only range hoods equipped with a rubber-sealed backdraft damper may be installed. The maximum allowable airflow per kitchen exhaust is 200m³/h at a pressure of 200 Pa.

HUMIDITY-CONTROLLED AIR INLETS

Residential facade windows are fitted with humidity-controlled (hygroscopic) air inlets. These regulate airflow based on the relative humidity of the indoor air, ensuring adequate ventilation after high-moisture activities by automatically opening and closing the air shutters.

ELECTRICITY

Individual utility meters will be installed for each apartment, commercial unit, and communal area, as well as for the fire safety mechanical systems. To maximize energy efficiency, the heat pumps operate on a dedicated network equipped with "H-tariff" (renewable energy tariff) meters.

ENERGY RATING

Based on its integrated energy characteristics, the building complies with the requirements for Nearly Zero-Energy Buildings (NZEB).

LIGHTNING AND OUTLETS

APARTMENTS

Standard ceiling light outlets are positioned within the precast floor slabs according to the electrical plans, in quantities appropriate for each room's dimensions.

As supplementary lighting, at least one cabinet lighting outlet is provided in the living room and bedrooms, exiting the ceiling at the base of the partition walls; these can also function as decorative mood lighting.

The entrance halls and bathrooms feature suspended ceilings, allowing for flexible positioning of light outlets. In bathrooms, a wall-mounted fixture outlet is provided above the washbasin in addition to the ceiling outlet.

Dedicated outlets are provided for both washing machines and dryers.

To allow for flexible furniture layouts, "floating" outlets are provided for the dishwasher, oven, microwave, and refrigerator, plus one additional spare outlet. Electric stoves require direct connection by a qualified electrician. Power outlets for small kitchen appliances are provided in a way that allows residents to finalize their exact positions following handover to match individual kitchen designs; no fixed above-counter sockets are pre-installed. Provision is also made for under-cabinet task lighting.

Each room is equipped with one television connection point.

The apartments include empty protective conduit preparation for a security alarm system, covering a door opening sensor at the entrance, the alarm control panel, and one motion sensor in the hallway. We recommend wireless solutions for any further security expansion. A dedicated connection point for the service provider's modem is provided in the hallway. All TV and internet outlets in the bedrooms and living room are cabled back to this central hub. Depending on size, balconies are equipped with one or more interior-switched outdoor lights and at least one weather-protected electrical socket.

Generally, electrical sockets are installed at a height of 40 cm, while light switches are centered at 120 cm from the finished floor level. Sockets are typically arranged in horizontal gangs, while switches are ganged vertically. Deviations are specified in the buyer coordination drawings (e.g., in bathrooms).

The specific electrical layout for each unit is executed according to the buyer coordination plans.

SMART HOME SYSTEM

Every apartment is equipped with a Smart Home system, allowing for the individual room-by-room regulation of ceiling heating/cooling and underfloor heating via on-site wall displays or remote access through a mobile application.

The system integrates data from the apartment's utility meters, allowing residents to track daily consumption and view usage history for the preceding 12 months.

The central display functions as an intercom, managing the release of the communal stairwell entrance doors. It supports magnetic card and/or PIN code access, as well as remote entry authorization via smartphone.

The standard motorized roller shutters are fully integrated into the system, controllable via both the central display and the mobile app.

APARTMENT FIT-OUT

FLOOR AND WALL FINISHES

Entrance hall, living-dining-kitchen: In the entrance hall and the living-dining-kitchen area, aqua-stop laminated flooring with a usage class of 33 will be installed, including colour-matching skirting boards.

Rooms: In the rooms, laminated flooring with a minimum usage class of 32 will be installed with colour-matching skirting boards.

Wet rooms: In the bathrooms and toilets, high-quality wall tiles and floor coverings will be installed with a minimum size of 30x60 cm.

The layout of the tiles and flooring is prepared in every case according to the buyer coordination regulations.

SANITARY WAVE

Wall-hung toilet with built-in cistern

Ceramic washbasin, hand basin – according to architectural plans

Surface-mounted stainless-steel washbasin (and occasionally hand basin) faucet – according to architectural plans

Ergonomic bathtub in 170x70 cm size – according to architectural plans

Surface-mounted stainless steel bathtub filler faucet – according to architectural plans

Built-in walk-in shower with shower glass – according to architectural plans

Surface-mounted stainless steel thermostatic shower faucet with rain shower head, with pipes concealed in the wall – according to architectural plans

WARRANTY, MAINTENANCE

WARRANTY

We provide a 3-year full comprehensive warranty and a 10-year guarantee on the property as defined by law.

Any modifications carried out in the apartment after the handover especially changes to floor/wall finishes, sanitary ware, mechanical or electrical outlets will result in the automatic termination of the warranty for the affected building structures and installed materials.

This applies to the following structures and systems:

- Water and sewage pipes, mechanical outlets, and connections,
- Floor structures, waterproofing, and floor/wall finishes,
- Partition walls and their associated surfaces,
- Installed sanitary ware and their fittings,
- As well as the basic electrical installation, if it is affected by demolition or re-installation.

In the event of modification or dismantling of any of these structures, the developer shall not be held liable for any subsequent leaks, cracks, operational faults, or other damages. In case of potential future issues, the developer will specifically investigate whether the defect stems from the original construction or the subsequent modification.

MAINTENANCE

The owner is obliged to allow and tolerate the access of the community's representative into their private property for the purpose of necessary inspections related to common property parts and equipment, emergency troubleshooting, or maintenance work, at an appropriate time and without unnecessary disturbance to the owner or resident.

iDOM Házépítő Kft. reserves the right to deviate from this Technical Description during implementation and to use other materials or products of identical quality instead of those listed.



During the construction of the Condominium, we use exclusively first-class materials and only accept first-class workmanship from the contractor.

*This technical description is effective from **April 29, 2026**. We reserve the right to change the technical content.*

CONTACT DETAILS DURING CONSTRUCTION

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