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## Boróka Park Phase 4 - Technical specifications for sales

We are launching the 4th phase of our successful residential development Boróka Park, in the Homokbánya district of Kecskemét. In January 2018, the first phase of our investment won the "Hungarian&Balkan Real Estate Award 2017 - Best Residential Property" category of the Europa Property competition.

Boróka Park Phase 4 will include 72 apartments with a variety of floor plans, all equipped with balconies or roof terraces, and many with private gardens. Our portfolio ranges from traditional, smaller apartments 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:

- 30-35 m<sup>2</sup> studio apartments
- 40-45 m<sup>2</sup> one-and-a-half or two-bedroom apartments
- 58-70 m<sup>2</sup> living room + 2-bedroom apartments
- 65-82 m<sup>2</sup> living room + 3-bedroom apartments eligible for CSOK

## 1. Environment and transport:

### 1.1 Location

Our broader urban development vision: to create a "new urban sub-center" with a "15-minute city" concept on the 20 hectares of the currently largely vacant area of the Homokbánya district of Kecskemét, with mixed residential, commercial, service, hospitality, office and sports functions, organized by a continuous green space system open to public use. In this new urban origo, which is alive at all times of the day, we will not have to walk long distances from our homes to the functions that serve our lives; it will have a good mix of vibrant agora, meeting points, green and recreational spaces, and outdoor and indoor areas for leisure.

Our own development ideas are also well-suited to the neighboring program of the Municipality of Kecskemét, the project called "Green City in Homokbánya". In the frame of this, a family-friendly leisure and recreational public park has been recently created in the 1.5 ha area between Kvarc and Agyag street, called "Wheel City Bike Park", with a cycle track for cycling and skills development, a "Bike and Coffee" rest building and meeting point, plus walking and running paths. The public space development will integrate recently renewed public functions such as the



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new 4 classroom Katica kindergarten, the social day care, and the Peter Lestár Commercial College and Vocational School, renewed in cooperation with the Mercedes factory, and will also provide a pedestrian link to the campus area of Neumann János University, with its science building, college and recreational sports facilities.

## 1.2 Public transport

If you need to get out of the city area for work or other business, there are public transport options available in addition to the motorway and the main national and local roads. Local bus services 1, 1D, 91E provide almost 24-hour access to the city center, railway and bus stations, and bus stops 11, 11A and 34 are also within a few minutes' walk. The existing public transport options will be further expanded as we develop.

## 2. Description of the building

### 2.1 Installation

The new phase will be integrated into the scheme of the exciting and liveable architectural unit that has been completed and will be built in the near future in Boróka Park. As in the previous phase, the maximum building parameters provided by the zoning are not used. The gross floor area coverage of only 40% of the permitted gross floor area is combined with a green area ratio of 37%, well above the required minimum of 20%, in the form of shared and private garden areas. The private garden areas are separated by retaining walls, intimate privacy hedges and more intensive planting of groundcover plants from the common garden areas which form a visual unit with them.

The 72-apartment development is organized in two building blocks ("A" and "B"), around two separate staircase cores, the ground floor of which are connected to form a single unit.

The development will have 52 covered external parking spaces and a further 20 covered car parking spaces in a ground floor indoor garage. There will also be 19 private storage spaces on the indoor garage level adjacent to the car parking spaces.

The front, back and side areas beyond the parking area are intensively landscaped. In front of the west and east facades of the building, private gardens will be

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created that are dedicated to the ground floor apartments, while the remaining area will be a communal garden area with playground elements.

At the end of the building closer to the street, a ground floor + 4 storey block with 26 apartments ("A" part), and towards the rear garden, a ground floor + 3 storey block with 46 apartments ("B" part) rise from the ground floor mass. We considered it an important aspect for the massing and facade formation that the proportions of the building, the distribution of openings on the facade, and the use of colors correspond to the earlier stages of the Boróka Park project, while at the same time it should continue to develop innovatively in its architectural details.

A significant change compared to the previous phases - in addition to the different number of floor masses - is the appearance of garden-connected apartments, whose terraces, set back into the building mass, make the facade zone of the building's ground floor more plastic in addition to sun protection. Also a change is the increase in the number of balconies assigned to the apartments for functional and passive facade shading. This will provide the apartments with usable and furnishable outdoor spaces of up to 20-25% of their floor area, while the cantilevered balcony slabs will also significantly reduce summer overheating of the underlying wall planes in the form of passive shading. The protection of terraces is provided by perforated sheet metal balustrades, replacing the previous "stick" balustrades, for greater intimacy. In addition to the basic off-white color of the building, the facade is colored in varying shades of earth tones, soothing yellowish-browns that represent permanence and grey-greens that enhance warmth and intimacy.

The building's two main entrance lobbies are accessible on foot from the common garden, which is visually connected to the public space from the street, and is bounded by the L-shaped building from the north and west. The lobbies provide direct access to the vertical staircases and lifts, but also to the ground floor corridors leading to the open car parks on the north side, or to the indoor car parks.

The apartment units on each level are accessed from central corridors. The apartments are typically 2-bedroom (living room + bedroom), but there are also studio apartments and 3 and 4-bedroom units within the apartment mix.

In the typical "American kitchen" apartments, the living room-dining room-kitchen area has a living room space of more than 16 m<sup>2</sup> - calculated beyond the kitchen and dining room - and in the parents' bedrooms >9 m<sup>2</sup>, while in the children's rooms it is >8 m<sup>2</sup> that can still be well furnished.

For apartment units larger than a studio, we tried to create a separate toilet room, and for 3 living spaces and above, we only build apartments with this type of



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installment. The apartments have a well-furnished 180 cm wide balcony, while the ground floor garden and 1st floor roof garden apartments have a 300 cm wide paved terrace.

A total of 9+5, i.e., 14 individual apartments separated from the common garden areas, with a private garden area on the ground floor and a roof garden will be created. Any need for storage outside the apartment is provided by 19 separate residents' storage rooms, with an average floor area of 3.5 m<sup>2</sup>, opening from the indoor garage.

## 2.2 Building and supporting structures

### Foundation:

There is no basement under the building. The building is made with a pile foundation and a monolithic reinforced concrete base plate.

### Load-bearing structures:

The building's ascending support structure system consists of statically dimensioned monolithic reinforced concrete pillars and wall supports. The slab structures will be monolithic reinforced concrete slabs 27 cm thick for general levels and 25 cm thick for closing slabs. The supporting structure system is stiffened by the moving cores of the stairwell and the monolithic reinforced concrete walls placed in the extreme wall corner position on the grid.

### Masonry:

The infill walls of the building that are in contact with the exterior are made of 30 cm thick ceramic, while the walls separating the apartments are made of 25 cm thick, high soundproofing ceramic apartment separating bricks. We use 10 cm thick ceramic partition bricks for the walls inside the apartment. Where pre-walling becomes necessary due to mechanical installation, we install a 6- and 10-cm-thick monolithic plasterboard pre-wall structure.

### Thermal insulations:

The external walls of the building are generally made with 10 cm thick plasterable stone wool thermal insulation and dryvit system, which is supplemented by +5 cm thick PIR thermal insulation in front of the reinforced concrete structures. The floors of the ground-floor apartments have 12 cm thick EPS thermal insulation (also floating). 20 cm thick stone wool is placed on the slabs that cool from below, while 14 cm thick PIR thermal insulation is placed on the flat roofs. The reinforced concrete slabs of the balconies are designed with integrated thermal bridge breaking elements at the entire height of the structure.



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### 2.3. Built-in mechanical and electrical systems

The mechanical systems of the apartment building have been created in compliance with the "near zero energy level" according to the relevant energy regulations. The required 25% share of renewable energy is ensured by the preheating heat pump of the domestic hot water production and the power diversion of the small solar power plant system installed on the roof. The electricity produced by the latter is taken up by the elevators of the building unit, the lighting of the common areas and the main mechanical consumers.

#### **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:**

- precipitation and leachate drainage network with the necessary buffer tanks,
- construction of basic systems to ensure irrigation of green areas,
- development of building automation systems controlling main mechanical equipment,
- development of fire alarm and fire control systems,
- construction of the building's lightning protection and internal grounding network.

The utility systems are designed with separate main meters for condominiums. The main mechanical engineering systems are created with exact dimensions that comply with acoustic and environmental protection regulations



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## 3. Mechanical specifications of the apartments

### 3.1 Entrance door

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

### 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

Finished surface-treated decor foil flat door leaf, with handle, retrofittable case.

### 3.4 Floor coverings

- Laminate flooring in living rooms, living areas.
- Washable, waterproof ceramic floor tiles in bathrooms and toilets
- Ice-resistant, non-slip gress tiles for balconies and outdoor spaces.
- Laminate flooring in entrance hall.

### 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 are made in corridors and, where necessary, in bathrooms, toilets and utility rooms.

### 3.7 Surface designs

Interior walls and ceilings are painted with white dispersion paint.

### 3.8 Wet rooms – kitchens

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



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

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

### 3.10 Electrical construction

**1x32 A per apartment.**

The meters will be 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.