

Reformatio et renovatio

**Extension of the condominium building at 14 Kálvin
tér, Debrecen with 11 apartments and 11 car parking
spaces
in Darabos street**



Dear Partners!

We started an extraordinary project a few years ago, which will become a reality by the end of 2024 and will offer 11 apartments to anyone who wants to live in a quiet, modern, exclusive apartment in the heart of Debrecen's historic city centre, where almost everything is within walking distance or by tram. We recommend the following apartments, which we believe are unique and special.

Please have a look at our offer and if you are interested in our offer, we look forward to discussing it further.



Best regards:

Debrecen, 27.10.2024.

Viktor László
Managing Director

Dr. István Dobrossy
lawyer

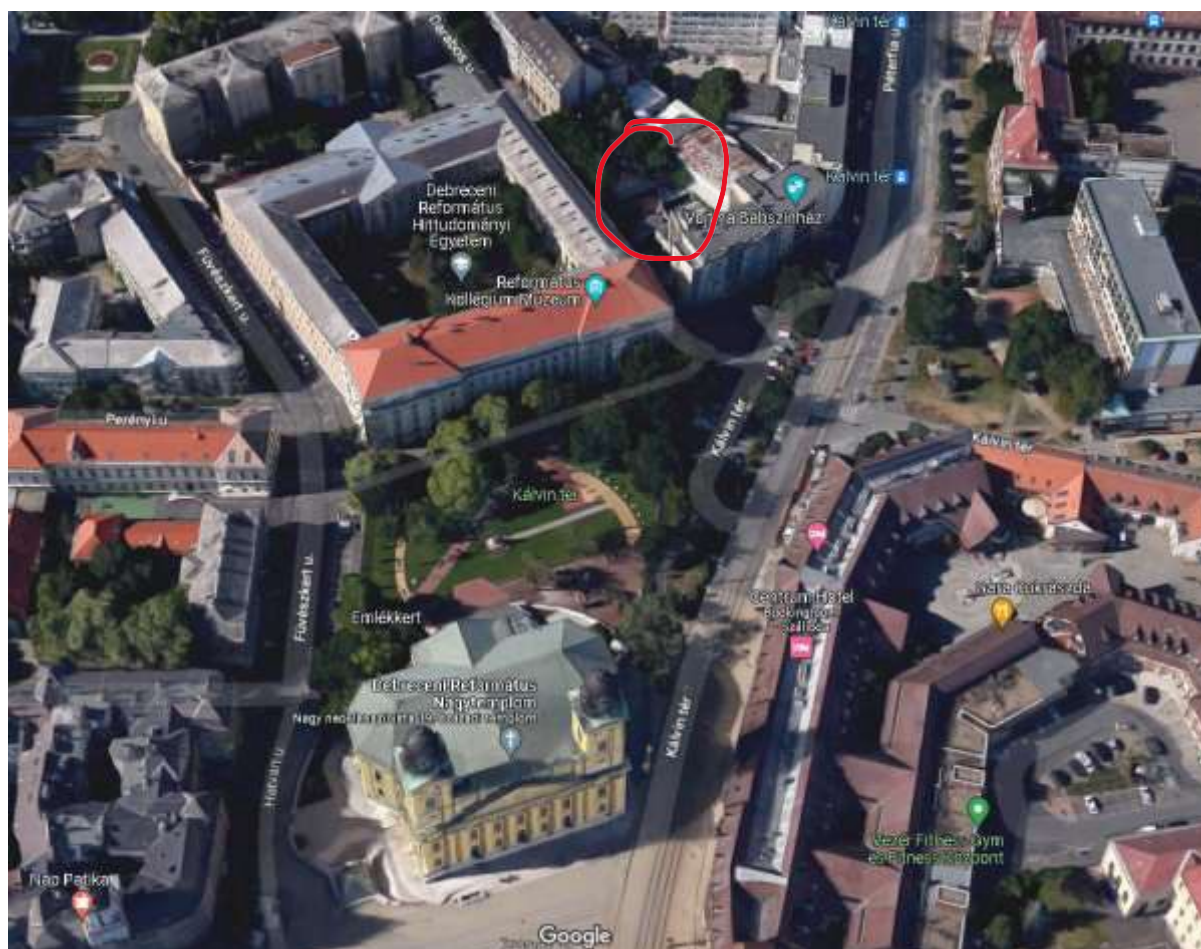
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One of the most successful Debrecen architect-teacher, Tibor Mikolás broke the boundaries of public taste in Hungary with his modern buildings of European standard in the 1960s. He brought architectural renewal to the immediate surroundings of the Reformed Church and the Reformed College in Debrecen with the residential building at 14 Kálvin Square.

From the apartments, you can see the 210-year-old neoclassical Reformed College, founded in 1538.

All city infrastructure is within 500 m from the house: city institutions, restaurants, market, theatre, shopping centres. It is also centrally located for public transport, at the crossroads of tram and bus lines.



Bird's eye view of the project site

Kálvin Square street view 1912



Kálvin Square streetscape 2024



The Reformed College



Regulatory plan detail



Building site plan



Darabos street facade



The extent of the extension on the Darabos Street facade: _____

List of Apartments

The building has 11 apartments, nine of which are in the new left wing and two are above the existing 2-storey building. Two of the flats have an internal two-storey design: flats H4, J4. Car storage is provided in the three-level Klaus Multiparking (www.multiparking.com.au/trendvario-6300/) 11-space garage with automated parking, which opens onto the courtyard.

The building is 95% complete.

floor	staircase	dwelling sign	apartment m ²	terrace m ²	apartment+ terrace m ²	share of land
1st floor	2. (new)	A1	62,23	15,11	77,34	8,6%
	2.	B1	64,7	7,63	72,33	8,5%
2nd floor	2.	C2	62,33	15,11	77,44	8,6%
	2.	D2	59,10	8,05	67,15	6,9%
3rd floor	2.	E3	62,35	15,11	77,46	8,7%
	2.	F3	65,14	7,63	72,77	8,5%
	1. (old)	G3	43,41	0	43,41	5,4%
4th floor	2.	H4	119,55	30,22	149,77	16,7%
	2.	I4	59,10	8,05	67,15	6,9%
	1. (old)	J4	73	8,89	81,89	9,6%
5th floor	2.	K5	59,98	15,97	75,95	8,4%

Flats A, C, E H are located in the courtyard wing, flats B, D, F, I, K face Darabos Street. Apartments G and J are accessed from the old staircase and have a street view. Flats H and J have a two-storey interior.

Cost of acquisition of dwellings and parking spaces

The following prices are preliminary estimates of the full technical content of the construction, which Trixinvest Ltd. has determined without full knowledge of the actual costs. As actual costs materialise, the budgeted reserve margins will be deleted and the dwelling cost prices may be reduced. Cost increases can only be expected if costs increase above inflation in 2024.

The apartments are located in areas with a high infrastructure, in a difficult construction environment, built to a high quality standard, and the prices are accordingly high, which is not yet common, at least in Debrecen. In a few years, however, prices will rise to this level and in a few years they may even be sold tax-free. The increase in value is expected to be above average due to the location.

The apartments are sold at 5% VAT and garages at 27% VAT for individuals.

1st floor Apartment A: (courtyard view) price including plot 131,9 MFt

	housing m ²	Terrace m ²
A1	62,23	15,11



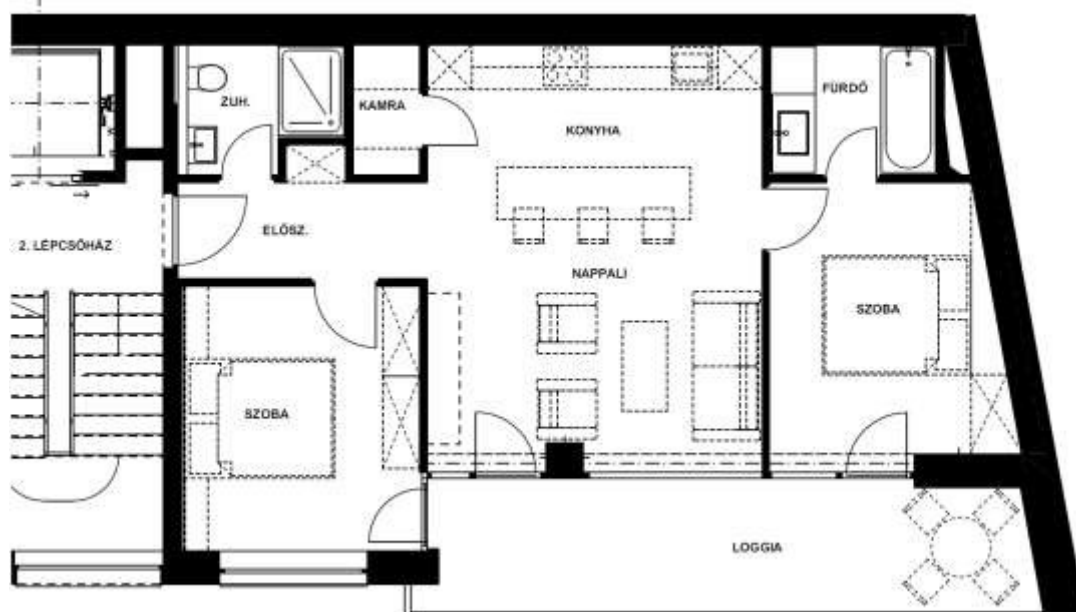
1. first floor apartment B (street) price 135,9 Mft

	housing m ²	terrace m ²
B1	64,7	7,63



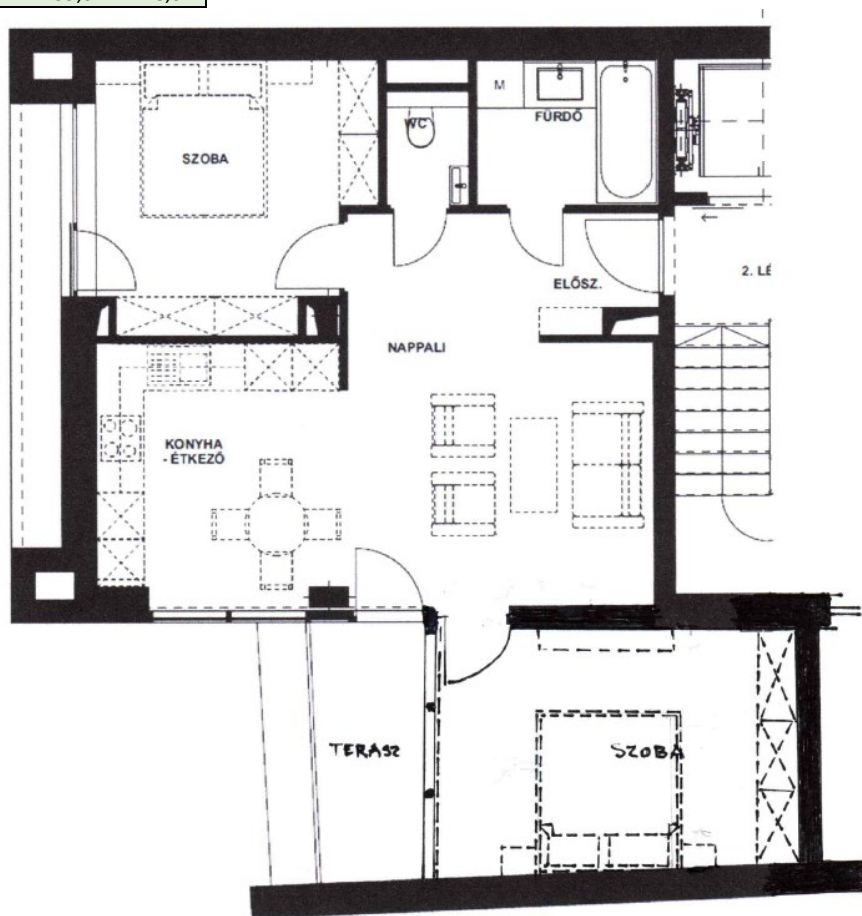
2. first floor apartment C (courtyard) price 136 Mft

	housing m ²	terrace m ²
C2	62,33	15,11



2. floor D apartment (street) price 131,9 MFt

	housing m ²	terrace m ²
D2	59,0	8,0



3. floor E apartment (courtyard) price 138,6 MFt

	housing m ²	terrace m ²
E3	62,35	15,11



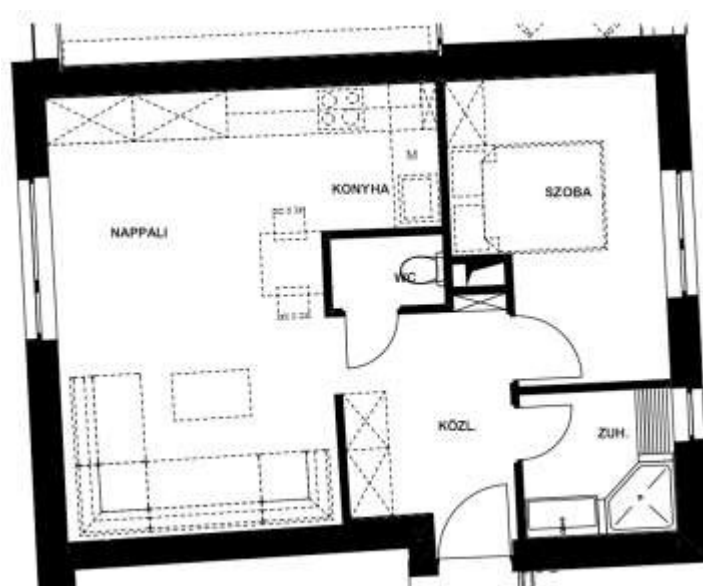
3rd floor apartment F (street) price 140,6 MFt

	housing m ²	terrace m ²
F3	65,14	7,63



3. floor G apartment (old staircase) price 78 MFt

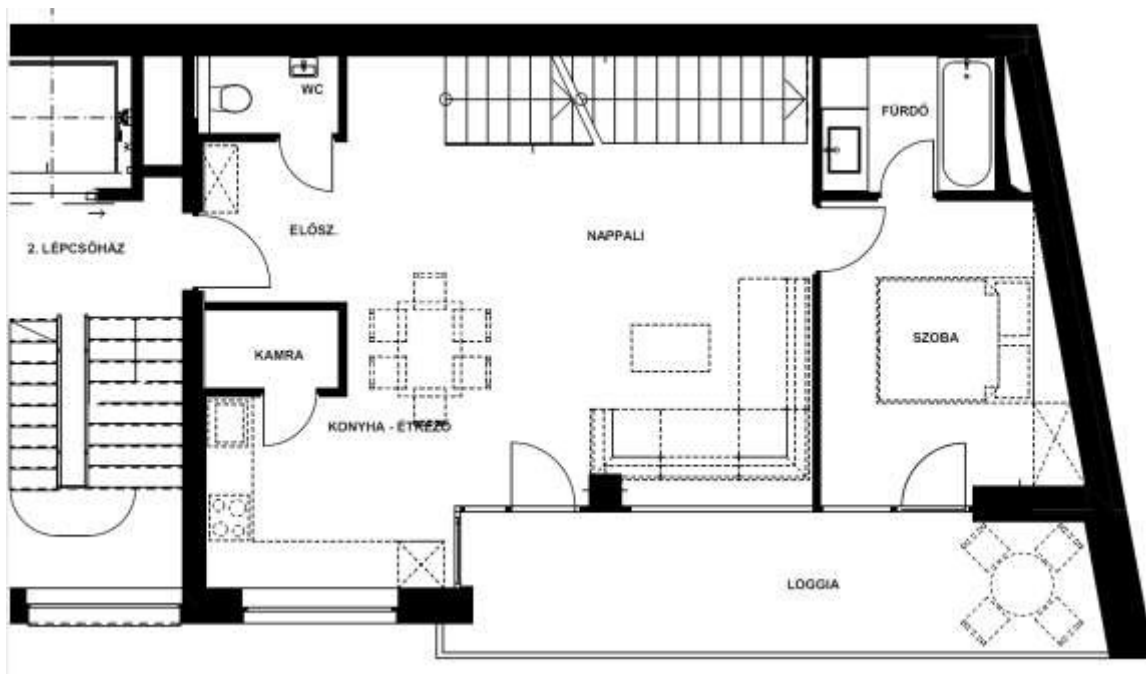
	housing m ²	terrace m ²
G3- 1.lh.	43,41	0



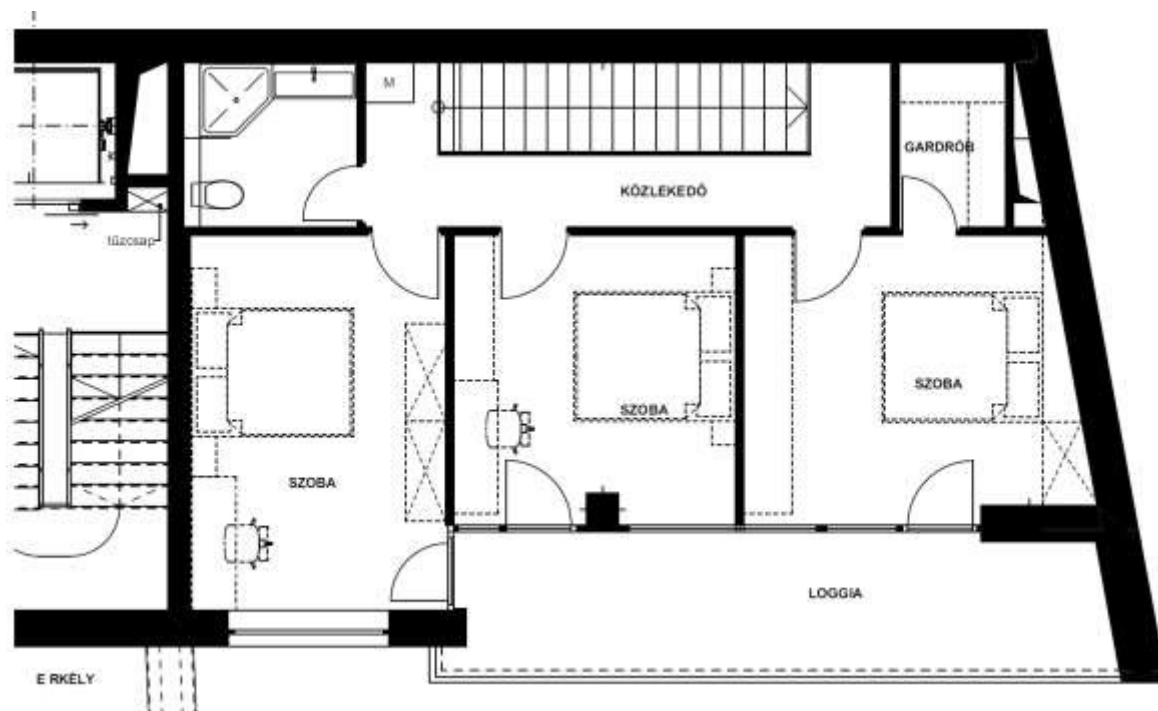
4. first floor H apartment (courtyard interior two-storey) price 264,5 MFt

	housing m ²	terrace m ²
H4	119,55	30,22

lower (entrance) level (4th floor)

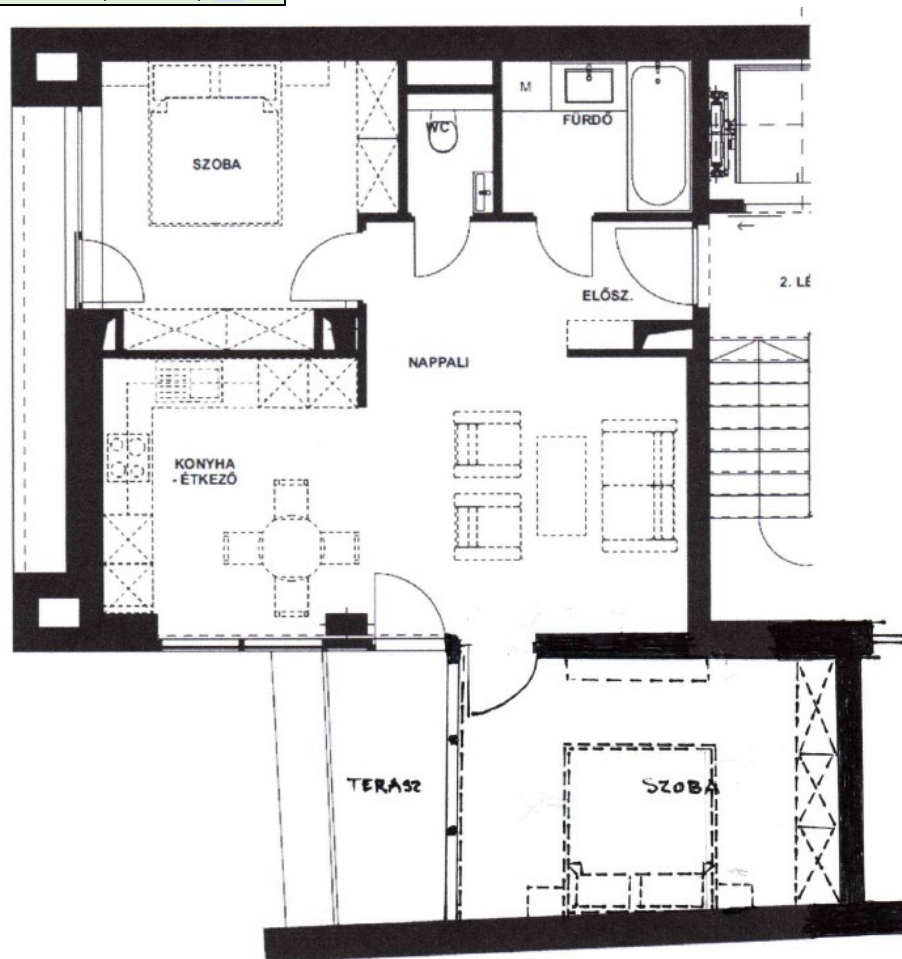


upper level (5th floor)



4th floor I apartment (street) price 134,8 MFt

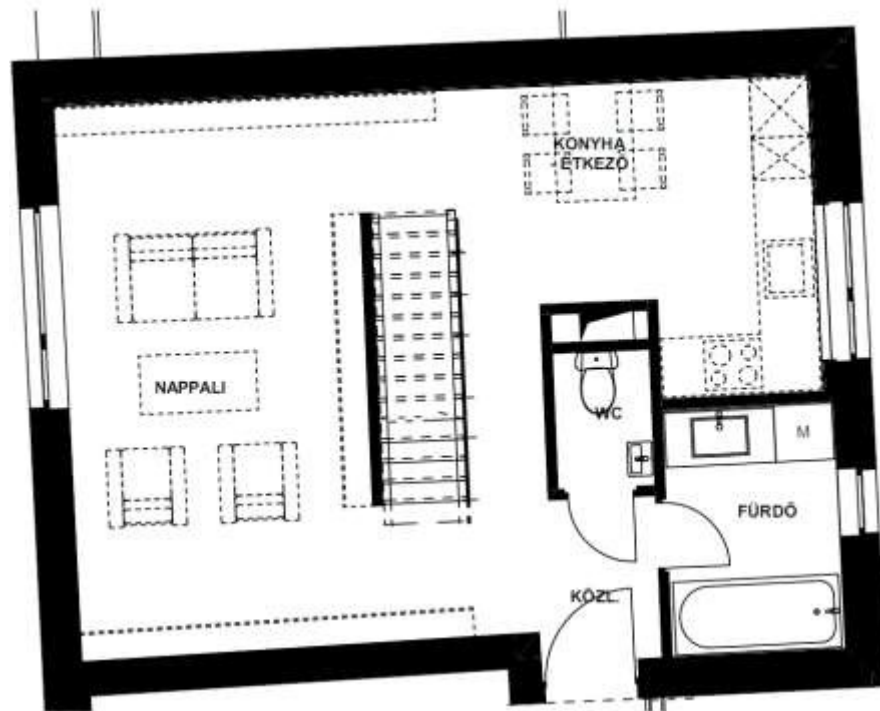
	housing m ²	terrace m ²
D2	59,0	8,0



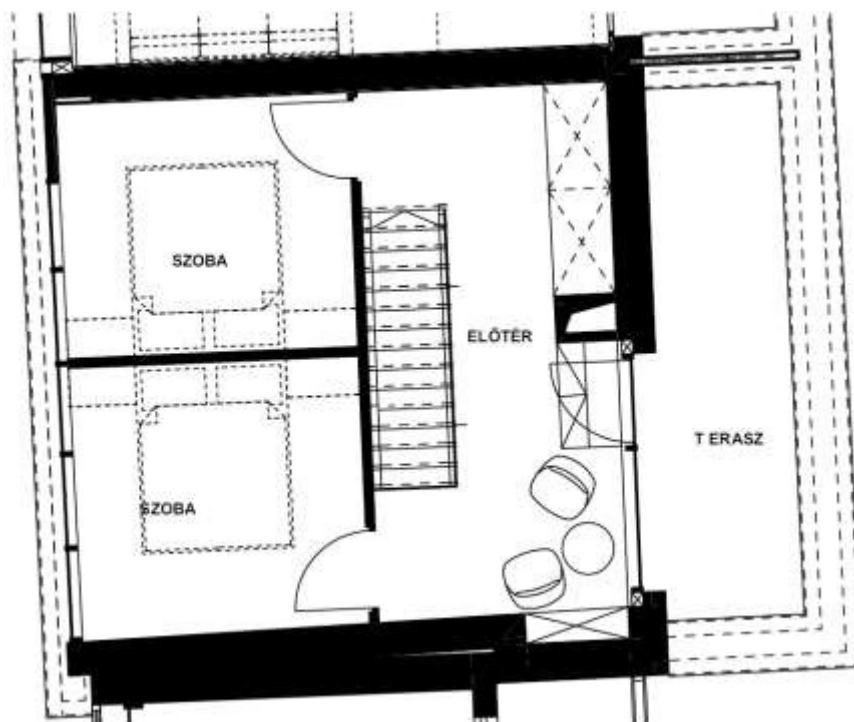
4. floor J apartment (old staircase with internal two-storey) price 145,1 MFt

	housing m ²	terrace m ²
J4- 1. lh. Two storeys	73	8,89

lower entrance level (4th floor)



upper level (5th floor)



5. floor K apartment (street) price 146,9 MFt

	housing m ²	terrace m ²
K5	59,98	15,97



Price of garages

- 2,0 tonne capacity carport: gross HUF 14.500.000
- 2,6 tonne capacity carport: gross HUF 15. 500.000

Status of the project

The developer of the 14 Kálvin tér condominium building has entrusted Trixinvest Ltd. (managing director László Viktor; tel.: +36309438007, legal support and sales: Dobrossy & Partners Law Office; tel.: +3652530510) with the construction management and general contracting tasks.

The reinforced concrete structure of the building was carried out by A-Híd Zrt, the company that successfully completed the Chain Bridge project and built the adjacent Hilton Hotel.

The building, mechanical and electrical installation works are being carried out by Kabinet Zrt., and the works are about 85% complete. The date for the start of the occupation procedure is 30 November 2024.

The apartments are sold at a 5% VAT rate.

The condominium is connected to district heating, with underfloor heating inside the apartments. The technical content and energy certification of the building is up to today's standards.

Description of the building

1.1. Location

- The apartment building is located at **14, Kálvin tér, Debrecen. No.: 7601**, which is an extension of an existing condominium with 11 apartments and 11 car parking spaces with lift.

2.1. Installation

- The new building is located next to and above the existing building, which is ground floor, 1- 2- 3- 4- 5 storeys. Each apartment will consist of rooms, dining room, living room, kitchen, bathroom, pantry, hallway and lobbies. The ground floor will have elevator car parking.

2.2. Engineering systems

- The heating energy and hot water for the apartments is provided by Hőszolgáltató Zrt.
 - The building will have low-temperature underfloor heating in the apartments and electrically heated towel dryers in the bathrooms.
 - Split system air conditioning units will be installed for cooling and partial heating of the apartments.
 - The heating of the apartments will be equipped with heat meters and hot and cold water meters.
 - In rooms with windows and therefore natural ventilation, no mechanical ventilation is provided.
- The heating costs of the 11 new apartments are calculated separately from the old apartments, and the losses of the less energy-efficient part of the building are not borne by the new apartments.
- Ventilation in bathrooms and toilets will be provided by extractor fans.
 - In all kitchens, the extractor hood piping has been installed above the stove.

ARCHITECTURE, STATICS

2.1 Support structure

The building has a reinforced concrete pillar frame structure with reinforced concrete wall bracing in the required places. The slabs are designed without intermediate pillars within the dwelling to ensure the cleanest possible interior design. The 3 - 4 - 5 storey apartments overhanging the existing condominium are supported by 3 storey high double reinforced concrete walls. The entire supporting structure is earthquake resistant.

3.2. Walls

The partition wall between the apartments and the walls on the corridor side are made of a properly dimensioned sound-insulating structure of Porotherm sound-insulating brick or equivalent material. The partition walls are made of Porotherm N+F 10 cm brick elements.

3.3. Locksmith structures

Balcony railings and staircase balustrades are unique locks. The balcony railings are made of double-layer safety glass fixed on a stainless steel frame.

3.4. Lift

A 1000 kg OTIS lift with 6 stops (ground floor - 5th floor) will be installed.

TECHNICAL SPECIFICATIONS OF THE DWELLINGS

4.1. Entrance door

An aesthetically pleasing steel reinforced security and fire door with multi-point security locking and fire door will be installed.

4.2. Windows and balcony doors

Split, thermally and acoustically insulated aluminium structures with 3 layers of glazing (8ESG Low-E-16Ar-6-16Ar-5.5.2 VSG Low-E) with $U_g < 0,6 \text{ W/m}^2\text{K}$, with warm edge spacer.

Motorised sun screens will be installed in front of the windows, and open windows will be fitted with a drawstring mosquito net.

4.3. Interior doors

State-of-the-art doors with decorative foil doors with a uniform handle set, which do not require any subsequent surface treatment.

4.4. Floor coverings

In the staircase, balconies, bathrooms, toilets, kitchens, first class Italian Mirage ceramic tiles,

In living areas, 8 mm thick laminate flooring with 8 mm thick HDF subfloor with sound-bed underlay, with the manufacturer's skirting board nailing, or adhesive vinyl flooring,

The coverings were taken into account with a gross material price of 12.000 Ft/m². Individual builders can request the installation of the tiles they wish to purchase until the paving work starts.

4.5. Wall coverings

In bathrooms, toilets, First class wall tiles (Mirage products), the tiles are considered with a gross price of 12.000 Ft/m². Individual builders can request the installation of the tiles they wish to purchase until the tiling work starts.

In the kitchen, between the upper and lower part of the kitchen cabinets, the same worktop as the furniture is made together with the kitchen furniture, which is made on the basis of a separate quotation.

4.6. Surface training

White dispersion painting all over, plastered walls, unplastered ceilings, gletted surfaces, then 2 coats of white dispersion wall paint after sanding.

4.7. Wet rooms

- In bathrooms and toilets, in the number, location and composition indicated on the floor plans, white hand basin and toilet bowl, acrylic bath. Single lever ceramic inset faucets, wash basin in bathroom. Wall mounted connection for washing machine. The toilet fittings are not included in the contract. Sanitary ware is Geberit, Grohe, Ravak.

- The Geberit toilet bowl is supplied in a suspended design with a two-quantity plastic tray.

- The faience products are elements of the semi-porcelain Class I range, in white.

- The dishwasher can be connected to the corner valve and drain of the sink.

4.8. Electrical design

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Provider Ltd.

- The meters are installed in groups in the electrical room on the ground floor next to the staircase.
- Electrical installation: copper conductor mounted in a protective conduit, with white Legrand fittings, with appropriate safety earthing.
- With a lamp socket and a bulb for temporary lighting per room with a switch.
- In kitchen without separate switch point, possibility of connecting a light under the upper kitchen cabinet, possibility of connecting a stove
- In the bathroom, with a socket with a switch socket mounted above the washbasin and a bulb for temporary lighting.
- Balcony wall-mounted outdoor lamp with bulb and a wall socket.
- All rooms will have sockets and bulbs for temporary lighting.
- Light fittings are not part of the dwelling.
- In the apartments, Legrand Valena (or equivalent technical standard) fittings are installed, in white finish.
- The fittings and luminaires used in public spaces shall be of a design and protection appropriate to the nature of the premises.

4.9. Low current systems

- Inside the dwellings, it is made from the low-voltage cabinet to the end fittings.
- The fittings are of the same type as the high current fittings (Legrand Valena).
- Intercom system to open the building gate from the apartment
- No protective piping is provided for the alarm system network.

4.10. Suspended ceiling, false ceiling

- The concealment of mechanical ducting and equipment and optional air conditioning is achieved by the construction of a false wall (false ceiling, false beams) where necessary, which may result in a reduction in ceiling height.

5. Car storage

The three-level "Klaus Trendvario 6300" mechanised garage, accessible from the courtyard, is equipped with 4 trays of 2 tonnes and 7 trays of 2.6 tonnes and can be operated by remote control:
<https://www.multiparking.com.au/trendvario-6300/>

6. Kitchen furniture and other built-in furniture

The base price of the apartments does not include fitted kitchen furniture and fittings. However, at the customer's request, we will also supply, install and fit built-in furniture, lighting and built-in appliances made from custom-made furniture boards.

Interior architecture

The apartments have interior designs, which are available to buyers at no extra charge. Our designer is at your disposal to re-design the plans.



Here is the living-dining-kitchen area of apartment G, decorated in three different styles.