LOLIENSE

TECHNICAL SPECIFICATIONS

Building Features

Central location, directly between the beach and the main promenade.

The building is constructed with durable, noble materials.

The apartments are suitable for permanent, year-round residence.

The building's energy solutions are forward-looking, with heating and cooling provided by a heat pump. The apartments feature underfloor heating and ceiling cooling. The mechanical systems are silent.

Thanks to the layout, the terraces face the lake, offering a panoramic view while being protected, separated from each other, and ensuring privacy.

The glass railings give the building a modern exterior appearance.

Double-comfort apartments with multiple restrooms and bathrooms. Custom bathroom designs, with optional bath, shower.

High-ceilinged corridors and apartments, with extra-large terrace doors in most areas.

Spacious elevator suitable for transporting bicycles, glass-walled, and illuminated staircase.

Garage spaces have a comfortable width exceeding the regulations, with wide turning roads, obstacle-free, and easy to navigate.

Each apartment may include a garage.

Every garage comes with a storage unit and its own electrical circuit, with optional electric car, bicycle, and scooter chargers.

Structure and Engineering

FOUNDATION

The garage level is constructed as a waterproof reinforced concrete box with a slab foundation.

FRAME STRUCTURE

The building is made with a reinforced concrete frame structure. Instead of reinforced concrete columns, it is built with reinforced concrete internal walls, providing enhanced stability.

MASONRY

The basement and upper floor walls are made with reinforced concrete, and the filler walls of the structure are made with brick masonry elements, with extra insulation and high-quality finishes.

The separation between apartments is constructed with brick and reinforced concrete for enhanced sound insulation, exceeding regulations.

Corridor partition walls are constructed with mounted walls in addition to brick.

Internal partition walls are 12 cm thick. The thickness of sound insulation in the slabs is at least 1.5 times the required thickness.

ROOFING AND ENVIRONMENT

The building is constructed with a flat roof, covered with metal and PVC. No mechanical equipment is placed above the apartments on the roof level.

Ground floor apartments on the west side have garden access.

A new, modern community space will be created between the house and the Hüttl Villa.

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Structure and Engineering

EXTERNAL WINDOWS AND DOORS

To blend with the Balaton environment, full-height sliding doors are used instead of windows throughout, ensuring views and natural light.

The external frames are made of colored aluminum. Additionally, insect screens and motorized shading systems will be installed.

On the top floor terraces, fixed terrace roofs are provided.

Only built-in windows that match the original plans are allowed on the building. No post-construction modifications or installations are permitted to maintain the building's unified appearance.

BALCONIES AND TERRACES

Frosted or sandblasted glass railings with metal reinforcement.

FACADE

The insulation is at least 15 centimeters thick. The walls of the shops and apartments are covered with metal, stone, or high-quality finishes.

The railings are coated with long-lasting textured plaster.

INTERIOR PLASTERING

Interior plastering is exclusively done with breathable gypsum plaster.

The walls are painted with silicate paint for easy cleaning and to ensure real breathable walls.

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Structure and Engineering

CEILINGS

Corridor areas are covered with monolithic gypsum board ceilings.

ELEVATORS AND PASSAGEWAYS

The building is equipped with a resin-coated elevator, suitable for transporting bicycles.

The staircase has open reinforced concrete steps with ceramic covering.

Corridors are naturally lit. The staircase is fully glazed on the west side, with additional natural lighting provided on every floor on the south side.

The building's circulation systems meet all fire safety requirements

GARAGE AND STORAGE

Parking spaces are wide, and the incline of the driveway ensures comfortable and safe use.

The underground garage is protected against flooding with water barriers but also has an internal drain and a safety pump for cleaning.

Garage spaces have comfortable widths exceeding regulations, with wide turning roads, obstacle-free, and easy to navigate. Each parking space can be equipped with a power outlet connected to the apartment's circuit, with the possibility of installing an electric car charging station, depending on the service provider.

Each parking space can also include a lockable storage unit for bicycles, sports equipment, or other items.

Structure and Engineering

BUILDING ENGINEERING

The building's heating and cooling energy, as well as hot water production, are provided by a water-to-water heat pump system equipped with an electric heating element on the primary side.

The secondary side features underfloor heating. Exhaust fans are installed in bathrooms and WC areas.

Kitchen exhaust systems are connected to vents leading above the roof. Basement corridors and garage spaces are ventilated by gravity.

The building complies with the 7/2006 TNM decree's requirements for nearly zero-energy buildings.

Apartments

The building includes one, two, and three-bedroom apartments.

The apartments are delivered in a turn-key condition, meaning the property is structurally complete, windows and shading systems are installed, utilities and heating systems are operational, and the sanitary installations are usable.

FLOORING

In wet areas, ceramic tiles are installed up to a height of 210 – 240 cm on the walls.

The entire apartment and terraces are covered with large- format cold tiles of first-class quality. Upon request, laminate flooring (with a loss of warranty) or vinyl flooring can be chosen inside the apartment.

Besides the standard flooring packages, a premium package with additional costs is also available upon agreement.

Apartments

SURFACE FINISHING

Interior plastering is exclusively done with breathable gypsum plaster.

The walls are painted white with silicate paint for easy cleaning and to ensure breathable walls, with a waterproof finish in bathrooms.

WET AREAS

In case of pre-purchase, the internal layout can be flexible based on existing plans (additional WC, shower, or bath can be requested).

HEATING AND COOLING

No visible heating and cooling devices are found within the apartments.

Heating is provided through the floor, and cooling through the ceiling.

When not in use, an "eco" mode can be set or turned off.

The heating and cooling system can be controlled locally (via thermostat) and/or remotely (via mobile application), and is programmable and monitorable.

VENTILATION

Kitchens have their own exhaust system.

WC and bathrooms are equipped with quiet exhaust fans, where the exhaust device is located on the roof of the building rather than in the room.

Fresh air enters through facade and window vents in the rooms and living rooms. This allows fresh air to be supplied even with closed windows.

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Apartments

CONSUMPTION MEASUREMENT

Cold and hot water, as well as heating and cooling energy, are measured and readable per apartment through revision openings in the corridor outside each apartment.

The electric meters, which supply the apartment, parking space, and storage unit, are readable in the basement electrical room.

ENTRANCE DOORS

The security entrance doors are equipped with a double clutch lock mechanism.

Entry is possible with a key or, optionally, with an electric code combination.

The Seller reserves the right to change the internal layout of the apartments and to replace the technologies listed in the above technical specifications with equivalent or higher-quality technologies.