



Rating A++: „Almost PASSOIVE HOUSE STANDARD”

... where every apartment is your home and at the same time a worthwhile investment!

Project name:	NAPSUGÁR Residential Park		
Project location:	Pápa, Határ street 14-16. (No. 4288-4289) <i>On the site of the former underwear factory / Siltex</i>		
Project subject:	160 apartments (in 5 separate four-storey buildings), 42 storage rooms, 38 garages, 2 covered parking spaces and 120 db parking places (15 equipped with chargers for electric cars)		
Start of construction:	March 2025		
Planned handover:	Phase I: Building A., Garage row 1., P01-P33. parking lot		Sept 2026
	Phase II: Building B., Warehouse 1., Garage row 2., P34-P39. parking lot		Marz 2027
	Phase III: Building C., Warehouse 2., Garage row 3-4., P40-P53. parking lot		Marz 2028
	Phase IV: Building D., P54-P78. parking lot		Sept 2028
	Phase V: Building E., Warehouse 3., P79-P120.parking lot		Marz 2029
Investor:	Napsugár Lakópark Építőipari Beruházó Kft. <i>(Napsugár Residential Park Construction Investment Ltd.)</i>		



Our project called “**NAPSUGÁR Residential Park**” is located at **14-16 Határ Street in Pápa**. A residential complex equipped with the latest housing technology will be **built on a plot of 11,425 m²** (on the site of the SILTEX textile factory that was closed many years ago). Határ Street, which branches off from Celli Street, is located **in the north-western part of the city**, in a quiet, green residential area with single-family houses, good, wide streets, safe sidewalks and well-maintained, spacious public areas.

The **SPAR and TESCO shopping centers**, the **doctor's office** in the Huszár housing estate, the **kindergarden** and **grocery store** in the Fáy housing estate, the pharmacy near the Concordia gas station, several **restaurants and even a tanning salon** are all within a few minutes' walk. Local and long-distance buses stop at the bus stop on the corner of Határ Street. By car, from the TESCO roundabout on the main road 83, **Győr can be reached in 25 minutes and Sárvár, Ajka and Veszprém in 50 minutes.**

Despite its central location, the NAPSUGÁR residential park is located in a quiet area on a side street, **away from traffic noise and traffic air pollution**. The main aim when designing the residential park was to create the **optimal living space for all age groups** in a traffic-friendly but quiet environment - and to do so **with the lowest possible heating costs**. Each residential building has a **children's playground** and a **recreation area with garden benches for adults**. The green interior is **criss-crossed by walking paths**. Traffic inside the area is safe even at night on the illuminated internal streets and sidewalks **and cars can only be parked in garages or on designated parking spaces.**



On the large (*2 football fields!*) flat building plot, **5 four-storey residential buildings with 8 apartments per floor** are being built in several construction phases. **The apartments are between 33 and 61 m² in size and are barrier-free.** The main entrances to the buildings have wheelchair-accessible ramps. The floors can be reached with a **6-person ELEVATOR**.

When the NAPSUGAR Residential Park was planned, there was an energy crisis throughout Europe. At that time it became clear that energy is a very valuable commodity and will be even more valuable in the future. That is why we did not design the residential park as a classic residential development,

but as an **extremely energy-efficient residential complex**. In order to reduce energy loss in the residential buildings, we deliberately exceeded the applicable energy regulations: **the external walls of the buildings and the foundation slab under the ground floor apartments are equipped with 20 cm of thermal insulation, while the roof is equipped with 30 cm.**

The heating costs of buildings with the **energy efficiency class “A++”** are minimal and almost reach the “PASSIVE HOUSE STANDARD”. The operating costs of the apartments in the NAPSUGÁR Residential Park will be **SIGNIFICANTLY LOWER** than in buildings that were built a few decades ago. Our buildings are conceptually state-of-the-art in every respect and therefore have a very unusual energy efficiency. Less than one percent of buildings in Hungary reach this level.

We use air-water heat pumps with electricity partially generated by photovoltaic panels installed on the roof. **With 1 kW of electricity we can generate around 4 kW of heat.**

Buying a house in the NAPSUGÁR Residential Park is therefore **an investment in the future**. Because it is a one-off expense that then leads to high **savings month after month!** From the time you move in, you will only pay a fraction of the additional costs that you would have to pay if you were still living in a conventional apartment.

The plastic exterior windows and doors of the apartments are equipped with a special 3-layer glazing, which was chosen particularly generously in the south and west-facing apartments. The apartments have functionally designed, well-ventilated bedrooms and sunny, spacious living rooms. **The connection of the dining room and kitchen to one room with the living room** reinforces the feeling of space. **The smaller apartments have a toilet with shower, while the larger ones have a more spacious bathroom with bathtub and separate toilet.**



All apartments on the ground floor have a **large (7-13 m²) terrace with access** to the garden and a private green area separated by a hedge, while the apartments on the upper floors all have a **5-9 m² covered balcony**.

The individual residential buildings are connected by **3 ground-floor storage room buildings**, each of which has **14 closed storage rooms**, which can be purchased together with the apartments. There are **38 garages, 2 covered parking spaces and 120 parking spaces available** within the residential complex for parking residents' cars. In the residential park, cars can only be parked in garages or on designated (numbered) parking spaces, so a **garage or parking space must be purchased for each apartment**. The internal streets and sidewalks are paved with interlocking paving, the parking spaces with lawn grid stones.

Excellent personal and property security inside the enclosure:

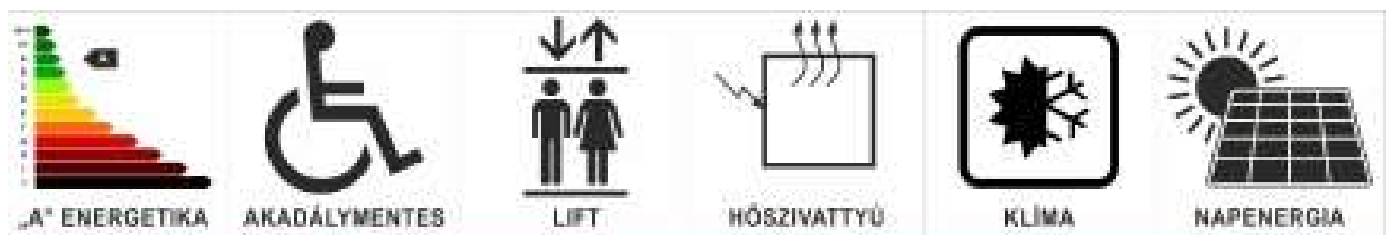
- the entrance and exit to the residential complex has a remote-controlled barrier and the stairwell doors of each residential block can be opened with a numeric code and/or a magnetic card (proxy),
- there is permanent night lighting on the internal traffic routes, which switches on automatically when darkness falls,
- the public areas are monitored by a camera system
- 2 fire hydrants are installed within the residential park area.

Technical description of the residential park *.....with modern technology the running costs are almost zero*

The technical conception of the NAPSUGÁR Residential Park was designed in such a way that the individual four-storey residential buildings and their associated service facilities (storage rooms, garages, parking lots, roads and green areas) **will be built in several consecutive phases**.

During the construction phase, the common areas and rooms of each four-storey residential building will be fully completed according to the documentation, including publicly usable parts, including

- **plastered facades and roof structures**,
- staircase and corridors (with non-slip **GRES tiles**),
- 6-person passenger elevator (**LIFT**),
- **Photovoltaic home power plant system**,
- Housing technology: central heating, active cooling and hot water preparation using heat pump technology,
- On each floor there is a technical room in which there is a group meter for recording consumption costs. The apartments themselves have **separate cold and hot water meters, electricity meters (1*32 A) and heat meters**. The electricity consumption of the garages and storage rooms is recorded with a separate sub-meter, so that electrical consumers can also be used privately there.
- the entire fenced-in interior of the residential complex has **paved roads and paved walkways with designated parking spaces and landscaped green areas**



The entire area of the NAPSUGÁR Residential Park is **BARRIER-FREE**, which means it can be used by wheelchair users without outside help:

- there are no stairs or level differences in the complex area, on the internal roads and **within the public areas of the whole residential complex**
- all 4 residential floors can be reached via a spacious **six-person elevator (LIFT)**,
- the front and rear staircase entrances of the residential buildings are **BARRIER-FREE** via a ramp with a 5% gradient and a 30 cm level difference
- **The apartments themselves can be designed according to individual customer needs.**

Technical description of the apartments

...where high quality is guaranteed!

The apartments have **separate cold and hot water meters, electricity meters (1*32 A) and heat meters**. The technical planning of the apartments is based on the **construction plans, electrical and building services plans**. The supply lines and furnishing options for the individual rooms are shown in the **colored floor plans**.

The residential building is heated by a state-of-the-art **heat pump system**, which is connected to a storage system. The **photovoltaic system** mounted on the roof is also connected to this. The rooms are heated by underfloor heating with an optimized heating curve. In summer, **central air conditioning** is available. There are no external devices that could cause any noise. **Cooling is provided by a fan coil indoor unit** mounted on the side wall of each living room. The additional **electric towel radiator in the bathroom** can be used to increase the temperature at short notice if necessary. With the help of a **programmable thermostat**, each of our residents can set their own comfortable temperature independently.



The apartments are equipped with a doorbell and an intercom with 1 handset per apartment, which can be used to speak to the external intercom on the entrance door on the ground floor and to open the stairwell door at

the touch of a button; there is a cable TV connection in each room, and a UTP connection is also made for the living room.

The apartment is handed over in **"TURNKEY-Condition"**. This means it is technically completely finished and ready for the new owner to move into (lights, furniture and household appliances, as well as curtains and curtain rods, as well as interior doors according to the floor plan without handles and locks). Individual customer requests can be taken into account.

The colored floor plans and construction plans of the individual floors and apartments can be viewed using the "Visual Search" and "Detailed Search" buttons on the right in the header of our website and can also be downloaded to your own computer ("Documentation" menu).



Design of apartments according to individual customer needs *...where everything revolves around the customer!*

Depending on the technical progress of the construction - provided that this does not hinder the construction speed and the technological building process - we offer the possibility of customizing the interior design of your apartment in certain points:

- Door leaf type (solid/glazed) and color: white/beechnut/walnut/calvados/mahogany (15 other colors available for an additional charge of HUF 20,000/door),
- Type and color of laminate parquet,
- Placement area, type and color of tiles
- Design of the kitchen unit according to the furniture plan (location of the sink and kitchen appliances),
- Bathroom layout (bathtub or shower cabin, double washbasin for an additional charge),
- Location of partition walls and interior doors,
- Glazing of exterior doors and windows (heat-insulating or safety film),
- Shading, insect protection (built-in roller shutters, blinds and mosquito nets, heat and light protection roller blinds - also with remote-controlled electric movement),
- Surface finish and colors of the interior walls,

- type and location of the electrical systems (switches, sockets),
- wall-mounted basic piping for additional air conditioning,
- installation of glass blocks (only possible in partition walls!)


The buyer can choose from several product lines provided by the named (local) distributor. Higher quality parts are subject to an additional charge. The equipment variants specified in the floor plan of the respective room serve as the basis for determining the final sales price of each apartment.

All common rooms in the residential park are **barrier-free** and the interior of the apartments can also be individually adapted for wheelchair users and people with reduced mobility:

- the external windows have a bottom lock (the handles of which can also be reached while sitting),
- light switches with a mounting height of 120 cm (can be reached while sitting).
- Interior doors without threshold,
- all interior doors are 90/210 cm (continuous width: 83 cm), but can also be ordered in size 100/210 cm,
- By converting the partition walls, a more spacious bathroom/toilet can be created

More information an SELLING:

INDeX Real Estate Agency

	Pápa, Szent László street 1.
	Client service: Mo-Th 8.00-12.00
	(Friday closed!)
	Contact:
	dr. Mathias Schüßler (+49) 176 6040 9614
	Mail: drschuesslerm@gmail.com

Find us on our WEBSITE:

www.indexpapa.hu