

Project Report/August 2026



Premium Living on the Danube Waterfront with High-Performance System Solutions from Sto and StoCretec

Beluga Bay, located in Budapest's 13th district, is one of the most exclusive residential developments directly on the Hungarian Danube waterfront. Developed by iDOM Házépítő as both investor and general contractor, this premium residential quarter comprises more than 300 high-quality apartments, attractive ground-floor commercial units, a two-level underground car park, and exclusive wellness and fitness facilities. The offering is further enhanced by extensive resident services and a sophisticated architectural concept.

From the very beginning, the architectural team at BM Építész Kft. focused on the highest standards of architectural design, sustainability and long-term property value preservation. Throughout the technical consultancy and project support process, the system-based solutions from Sto and StoCretec stood out for their performance, reliability and numerous international reference projects.

The result: an comprehensive protection and coating system for the car park areas and a modern facade design with high energy efficiency, all delivered from a single source.

Long-term protection for the building-integrated car park

For the approximately 4,300 square metres of the P2 parking level and a further 250 square metres of ramp areas, the expert team selected the **StoFloor Traffic Elastic 590 EP** surface protection system. This high-performance OS 8 system has been specifically developed for heavily used multi-storey car park areas. It remains reliable even when exposed to rising damp, provides crack bridging properties and offers high mechanical resistance.

In particular on watertight concrete base slabs affected by rising damp, the system offers significant advantages: thanks to its vapour permeability, residual moisture can escape from the substrate, reliably preventing blistering. In addition, the elastic system provides crack bridging of cracks up to 0.67 millimetres in the concrete substrate. This ensures that the coating remains watertight and provides long-term protection for the concrete structure against moisture and harmful substances. Maintenance requirements resulting from subsequent crack repairs are significantly reduced, helping to preserve the value of the structure over the long term.

Particularly in ramp areas, coatings are exposed to high shear and tensile forces. For these floor areas, **StoFloor Traffic Elastic 590 EP** proves its performance through its strong adhesion to the substrate and its robust, abrasion-resistant and slip-resistant surface. It provides a consistently high level of safety for both vehicles and pedestrians and remains fully functional over the long term, even under heavy traffic loads.

Proven hybrid technology for parking areas and intermediate decks

For the approximately 6,500 square metres of the P1 parking level and the intermediate deck, the **StoFloor Traffic Elastic TEP MultiTop** car park system was selected. In addition to numerous long-standing reference projects, the decision was based on independent studies demonstrating exceptionally low wear, even after more than 20 years of intensive use.

The surface protection system is based on advanced EP-PU hybrid technology, combining the high strength of epoxy resin with the elasticity of polyurethane resin. This makes it particularly suitable for parking decks and ramps that are prone to cracking due to their structural design and are exposed to heavy traffic loads, temperature fluctuations and structural vibrations.

StoFloor Traffic Elastic TEP MultiTop provides durable crack bridging of both existing and newly developing cracks in the concrete substrate and reliably protects the concrete surface against the ingress of water and chlorides. This significantly reduces the risk of steel corrosion and extends the service life of the entire structure.

In addition to its high crack bridging capacity, the system offers outstanding resistance to abrasion, impact and chemicals. De-icing salts, fuels, oils and other traffic-related stresses have little effect on the coating. As a result, both the functionality and appearance of the surfaces are preserved over the long term, while maintenance and refurbishment costs are reduced.

Furthermore, the use of different grain sizes in the StoQuarz broadcast aggregate made it possible to create slip-resistant surfaces that ensure the safe operation of the multi-storey car park even in wet conditions.

Systematic design for clear orientation

StoPox WL 100 was used for the marking and colour design throughout the multi-storey car park. This versatile coating system enables durable, wear-resistant markings in a wide range of RAL colour shades, ensuring the long-term visibility of parking bay numbers, traffic lane markings, pedestrian walkways, directional arrows and designated areas.

Thanks to its excellent adhesion and visually appealing finish, the markings remain clearly visible even under heavy use. At the same time, **StoPox WL 100** supports a modern colour and orientation concept throughout the underground car park.

The targeted use of colour shades across parking levels, traffic lanes, stairwells and parking zones significantly improves user navigation and makes orientation easier. Vehicles can be located more quickly, pedestrian and traffic flows are guided intuitively, and the entire car park benefits from a high-quality, contemporary appearance.

Modern façade design with high energy efficiency

With the **StoTherm Vario** external wall insulation system, the building was provided with an energy-efficient building envelope that enhances energy performance through excellent thermal insulation and ensures long-term sustainability. The system build-up with StoTherm Cladding 1 creates a robust and durable foundation for the facade design.

The surface finish with **Stolit K 1.5** adds attractive design features through its fine scraped render texture and gives the building a timeless, high-quality appearance. The result is a modern and durable facade that meets energy performance requirements while successfully combining them with the building's architectural quality.

Complete solutions from one partner. For the love of building.

With Beluga Bay, a residential development has been created that combines architectural excellence, outstanding living quality and technical performance at the highest level. The coordinated system solutions from Sto and StoCretec protect the building structure, provide a high level of functionality in day-to-day operation and contribute to the long-term cost-effective operation of the car park.

The project is an impressive example of how innovative surface protection systems help preserve property value and ensure the lasting durability of sophisticated architecture.

Further information on our **StoFloor Traffic Elastic 590 EP** and **StoFloor Traffic Elastic TEP MultiTop** traffic systems is available on the StoCretec website. Following the links, find detailed technical information, together with comprehensive details and benefits of the coating systems.

Who & What

Name of the reference: Multi-storey parking and façade of Beluga Bay residence

Building owner: APR Bodor Projekt Kft., Budapest, HU

Architecture: BM Építész Kft., Diósd, HU

Location: Budapest, HU

Realisation: 05/2026

StoCretec proficiency: **StoFloor Traffic Elastic 590 EP**
(P2 level and ramps)
Primer StoPox GH 205 + StoQuarz
Coating StoPox 590 EP
Broadcasting StoQuarz 0,3 - 0,8 mm (P2 level)
StoQuarz 0,6 - 1,2 mm (ramps)
Sealing coat StoPox DV 100

StoFloor Traffic Elastic TEP MultiTop
(P1 level and intermediate deck)
Primer StoPox GH 205 + StoQuarz
Coating StoPox TEP MultiTop

Broadcasting
Sealing coat

StoQuarz 0,3 - 0,8 mm
StoPox DV 100

Floor markings and kerb in several colour shades

Sealing coat

StoPox WL 100

Colour shades:

RAL 1014, 1034, 3014, 6021,
6034, 4009, 5009

Skirting boards

Floor paint

StoCryl BF 700

Joint sealant

StoSeal F 355

Sto proficiency:

Facade

Sto Therm Vario

Sto Therm Cladding 1

Stolit K 1,5

Investor/GC:

iDOM Házépítő Kft, Budapest, HU

Specialised trade:

Műkiszolg Kft., Budapest, HU

Photos:

NexGen Pictures Media, HU















