

flatco.

HOW TO USE
CEILING
COOLING

BÄRD
APARTMANHÁZ


2025



This year, with a renewed professional background, we ensure that the temperature in your home remains pleasant even during the hottest periods, but for the proper functioning of the cooling system, your help is also needed.

Check the settings!

- Check the set temperature on the thermostats! By pressing the "+" or "-" button once, you can see the target temperature you want to maintain in the room. If you wish to change it, you can adjust it by pressing the "+" or "-" button multiple times. To avoid overloading the system, during the cooling season you can set the target temperature within the range of 24-26 degrees Celsius.
- Check the relative humidity regularly on the display! Depending on the indoor temperature, if it exceeds 65-70%, the system will shut off cooling in the affected room to avoid condensation on the ceiling. If high humidity is detected throughout the apartment, the cooling will stop in the entire unit. You can check the humidity by pressing the "<" or ">" button: the first press shows the current temperature, and the second shows the relative humidity.
- If you see a yellow flashing "! 3" symbol on the display, it indicates that the humidity is so high that the system has shut off cooling in that room. In this case, if you reduce the humidity by airing out the space or turning on the exhaust fans, the cooling will automatically restart. (Besides the disappearance of "! 3", a blue LED light will also indicate that cooling is active again.)
- If the buttons do not respond to touch and you cannot adjust the thermostat, check whether the child lock has been activated. If you see a locked padlock symbol on the display, the child lock is on. In that case, press the two outer buttons ("<" and ">") simultaneously for at least 3 seconds until the lock is released.
- If the "battery" symbol appears on the display, replace the batteries in the thermostat as soon as possible! You'll need 2 AA batteries. If removing the cover is difficult, please contact our colleague in the building, Imi Papp, at +36 30 695 4824.

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- A modern living room with a large window, dark curtains, a potted plant, and a wooden armchair.
- If the display shows a signal indicating loss of wireless connection (aerial X), or you see a yellow light (general error) on the white control unit above the entrance door, it means the thermostat is not functioning or cannot connect to the heating-cooling control system. In this case, please send an email to your property manager so we can fix the issue!

Ventilate smart!

- In order for the cooling to work properly, the relative humidity in the apartment must be kept below 60%. You can see the relative humidity of each room on the thermostats.
- If you want to reduce the humidity in the apartment, it is very important to ventilate consciously! Before opening any windows, always check the outdoor humidity using an app on your phone (e.g., weather.com). If the app shows humidity above 60%, please avoid opening the windows! If the outdoor humidity is below 60%, ventilate preferably in the morning and evening, but if necessary, also during the day by fully opening the windows and balcony doors—but only for 4-5 minutes at most! At the same time, turn on the kitchen exhaust fan and switch on the lights in the bathroom and WC to activate the exhaust fans there as well.
- Do not ventilate for long periods, and do not leave windows tilted open, because the system won't be able to cool the continuously incoming warm air. If the outside air is too humid, condensation may form around the windows, balcony doors or on the ceiling, which can cause mold. Moreover, if the incoming air is humid, the cooling will shut down, and prolonged airflow may cause moisture condensation and moldy walls or ceilings near the windows or doors.
- Do not ventilate during or after rainy weather, as doing so will increase the relative humidity inside your apartment.



Use the shutters!

- Thanks to the large glass surfaces and good insulation, the apartment retains and utilizes the warmth of incoming sunlight well. This means that in winter, less energy is needed for heating, but in summer, your apartment can easily turn into a greenhouse. If you don't provide shading, the system will not be able to cool your apartment sufficiently.
- During the hours when the sun is shining into the room, always keep the shutters lowered. You'll be surprised at how much more pleasant the temperature will be—and shading will also have a positive effect on your cooling bill.
- If you're away all day or for an extended period, lower the shutters just enough so that your houseplants still receive enough light.

Maintain temperature!

Cooling works most efficiently when the set temperature is changed as infrequently as possible, so we strongly recommend not adjusting the temperature setting throughout the day. If you leave home—for work or even for a long weekend—do not raise the temperature, because when you return, the system will only be able to cool it back down slowly and with high energy consumption. Additionally, the humidity level in the air may increase during this time, which can further hinder the proper cooling of the apartment. However, once the desired temperature has been reached, the system can maintain it more easily and with low energy usage. For this reason, please only raise the temperature setting if you'll be away for an extended period of several weeks. Even then, do not turn off the cooling completely, because during a heatwave, the system will not be able to cool down an overheated apartment.

Other important information

- Do not place evaporation-based devices (e.g., mosquito repellents, air fresheners) or plants under the thermostats! These can interfere with the humidity sensor inside the thermostat.
- Always use the kitchen exhaust fan when cooking!
- If your apartment has a balcony, always hang your laundry out there during the summer!
- When bathing or showering, always turn on the ceiling light in the bathroom to activate the exhaust fan!

