

SHORT SPECIFICATIONS

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GENERAL STRUCTURAL WORK / FITOUT

THE BUILDINGS ARE CERTIFIED FOR COMPLIANCE WITH THE MINERGIE STANDARD (SWISS LOW ENERGY BUILDING STANDARD). THE INCREASED NOISE PROTECTION REQUIREMENTS ACCORDING TO SIA 181 ARE MET.

STRUCTURAL DESIGN

Entire building in massive construction. Non-load bearing interior walls made of brick, occasionally plasterboard stud walls. Ceiling height of upper floors 260 cm, on the ground floor partly up to 314 cm. (House C: up to 296 cm). Section with suspended ceiling according to the sales plan

FACADES

Compact facades (external heat insulation) with mineral plaster, painted, partially ceramic tiles.

WINDOWS

French windows in wood-aluminum, painted. Triple glazing with one tilt-turn opening per room. Glass balustrade. Slide windows to terraces and balconies. Safety standard on the ground floor: resistance class 1+, terraces and balconies: resistance class 1.

STAIRCASES

Flooring of artificial stone, walls: painted concrete, ceilings: plaster, painted white. Banisters made of metal, painted. Skylights (natural light) in the attic level of the staircase. House entrance door made of aluminum or painted steel, partly glazed.

LOCKING SYSTEM

Security cylinder locking system, 5 keys per apartment (entrance to the apartment, front door, mailbox, cellar, garage door, generally accessible rooms).

FLAT ROOF

Construction of the flat roofs according to SIA standard. Non-walk-on flat roofs are extensively greened.

BALCONIES AND TERRACES

Balcony balustrades partly in massive construction, partly glass/metal construction. Metal handrailing. Balcony and terrace floor made of duckboard, terraces on the ground floor: cement slabs. Weatherproof water and electricity supply.

SUN SCREEN

External cloth awnings, electrically operated. Balconies and ground floor terraces with all-round curtains as visual cover, manually operated. Scissors awnings or pergola on penthouse terraces, electrically operated.

DOORBELL

Video intercom in color.

APARTMENT AND INTERIOR DOORS

Apartment entrance door: sound-insulating and fire-resisting door, viewer, security lock with 3-point lock. Interior doors: wooden doors, painted. All interior doors have the full ceiling height.

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HEATING

Heat generation by central wood chip heating, operated by a professional contractor. The rooms are heated via a low-temperature floor heating with room temperature control. Each room can be controlled separately. Each apartment is equipped with a separate heat meter.

VENTILATING SYSTEMS

Comfort ventilation according to the Minergie standard, individually adjustable per apartment.

Cooker hood ventilator in the kitchen in circulation mode with charcoal absorber.

Parking garage and cellar compartments with mechanic ventilating system.

ELEVATORS

One passenger elevator per staircase, wheelchair-accessible with a capacity of 8 persons. Vertical Speed 1,6m/s.

CELLAR COMPARTMENTS

Cellar partitions and doors of the private cellar compartments partly in massive construction, partly in metal.

BUSINESS PREMISES

Simple basic fitout without interior surfaces. Water and electricity supply as well as mechanic ventilating system per business premise.

HOBBY ROOMS, BASEMENT

Separate water supply, walls and ceilings: rough, floors: impregnated hard concrete.

LANDSCAPING

High-quality landscaping with trees, shrubs, patches of grass, gravel lawn and hard surfaces (concrete slabs), children's playground and water feature according to the landscaper's plan. Two underfloor container facilities at the lot boundaries. 15 visitor parking lots.

UNDERGROUND PARKING

One tire/material locker per parking lot. Garage door operated by remote control (2 pieces per parking lot).

BICYCLE PARKING LOTS/BUGGIES

Various covered and uncovered bicycle parking lots near the entrance. One central bicycle storage room in the basement. Buggy/bicycle room at each house entrance.

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INDIVIDUAL FITOUT

REGULAR FLOORS KITCHEN (GROUND FLOOR – 4TH FLOOR)

Poggenpohl brand kitchen according to separate documentation. Three basic varieties to choose from without surcharge. Changes to surfaces and appliances are possible with transparent statement of additional and reduced costs:

- **Type “Raumwunder” (“space miracle”)**
Cover: white silestone 20 mm, handleless fronts of the +Segmento type, price class 2+. CNS sink, waste separation system, glass back cover, furniture surfaces in two-component water-based varnish, color possible in any RAL/NCS shade. All appliances by V-Zug: Oven, steamer, flush-mount 60 cm induction hob, cooker hood ventilator in circulation mode, dishwasher, fridge with freezer section.
- **Type “Chefkoch” (“head chef”)**
Like “Raumwunder”, except for cover in chrome steel, hob/oven/steamer by Gaggenau, flush-mount 90 cm induction hob, resin-coated front with lasered edge, aluminum handles.
- **Type “Blickfang” (“eyecatcher”)**
Like “Raumwunder”, but cover in black silestone, fronts partially wood texture (price class 4) and color (price class 2+). No wall cupboards. Faucet Type “Gastro”, integrated cooking ventilator type BORA.

PENTHOUSE KITCHEN (5TH + 6TH FLOOR)

Like “Raumwunder”, but higher standard for covers, fronts and appliances: Cover: silestone 12 mm, front: price class 4, combination steamer instead of steamer, additional wine cabinet and Teppanyaki hob.

COATROOM/FITTED WARDROBES

Normal floors (ground floor – 4th floor): Coatroom according to the layout plan of the sales documentation. Budget sum: CHF 1 500.– per running meter excl. VAT.

Penthouses (5th + 6th floor): Fitted wardrobes, bathroom furniture and coatroom according to the layout plan of the designated carpentry budget per apartment.

WOOD FLOORINGS

Material budget excl. VAT, any laying work borne by the seller.

- **Normal floors (ground floor – 4th floor):**
CHF 100.–/m² (corresponding to approx. CHF 160.–/m² laid incl. any additional work) e.g. parquet brushed oak, natural white oiled, 1450 × 146 × 11 mm.
- **Penthouse (5th + 6th floor):** CHF 150.–/m² (corresponding to approx. CHF 210.–/m² laid incl. any additional work) e.g. country home planks brushed oak, natural oiled, 2200 × 185 × 13.5 mm.

CERAMIC, PORCELAIN STONWARE, ARTIFICIAL AND NATURAL STONE FLOORINGS

Material budget excl. VAT, any laying work borne by the seller.

- **Normal floors (ground floor – 4th floor):**
CHF 60.–/m² (corresponding to approx. CHF 160.–/m² laid incl. any additional work) e.g. unvarnished porcelain stoneware 600 × 300 × 10 mm.
- **Penthouses (5th + 6th floor):** CHF 110.–/m² (corresponding to approx. CHF 210.–/m² laid incl. any additional work) e.g. slate slabs type “Mustang” 600 × 400 × 10 mm.

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WALL COVERS IN BATHROOM/SHOWER/RESTROOM

All-round wall tiles up to approx. 210 cm.
Material budget excl. VAT, any laying work borne by the seller.

- **Normal floors (ground floor – 4th floor):**
CHF 60.-/m² (corresponding to approx.
CHF 160.-/m² laid incl. any additional work) e.g.
unvarnished porcelain stoneware 600 × 300 mm.
- **Penthouses (5th + 6th floor):** CHF 110.-/m²
(corresponding to approx. CHF 210.-/m² laid incl. any
additional work) e.g. glass mosaic 20 × 20 × 4 mm.

WALL AND CEILING SURFACES

Wall and ceiling surfaces in apartments: Planogran
or plaster surface quality Q3, painted.

CURTAIN RAILS

Built-in double curtain rails in front of all windows.

WASHER/TUMBLER

Washing machine and dryer (V-Zug) in each apartment
as tower installation in the bathroom. One drying room
with laundry lines and air dryer per staircase.

ELECTRICS

In all living rooms and bedrooms 1 telephone and
multi-media socket, one to two lamp connections and
triple sockets, partly switched. Fiber to the home
(glass fiber connection into the apartment). Downlights
in the kitchen and the entrance area. Worktop
lighting in the kitchen and electrical connections for
built-in kitchen appliances. Basic cellar and storage
room lighting with triple socket connected to the
apartment meter.

SANITARY INSTALLATIONS (APPLIANCES)

Normal floors (ground floor – 4th floor): Budget sum
of the sanitary appliances per bathroom (excl. VAT).

WC/wash basin (guest toilet):	CHF 4 000.-
Shower or bath tub/WC/ wash basin/base cabinets:	CHF 7 500.-
Shower or bath tub/WC/ double wash basin/base cabinets:	CHF 9 500.-
Shower and bath tub/WC/ double wash basin/base cabinets:	CHF 13 500.-

Each apartment is equipped with a separate cold/hot
water meter.

Penthouses (5th + 6th floor): Budget sum of the sanitary
appliances and installations according to the designated
sanitary budget per apartment.

YOUR SPECIAL WISHES

Individual fitout wishes are possible, if they are
technically possible and if time permits, upon
consultation and at extra charge.

PROVISO

The short specifications are based on the current
planning and only specify some essential aspects of
the project. Any changes shall expressly remain
reserved. Deviations from all pictures and visualizations
in all documentations are possible.