

Brief Building Description

STRUCTURAL SHELL

Solid construction. Garage, basement walls and ceilings in reinforced concrete. Stairwell walls in architectural concrete with a sandblasted or water-blasted finish. External and internal walls in reinforced concrete and bricks.

FACADE

Ventilated facade with 220 mm thermal insulation. Glass fibre reinforced concrete elements with a zigzag-textured finish in olive green. Horizontal bands and reveals in beige. Wall panels within the loggias and above the windows, made of aluminium in dark bronze colour.

ROOF, TERRACES AND LOGGIAS

Flat roofs with extensive green roof system. Loggias and terraces with sandblasted paving slabs of varying lengths laid in a random bond. Loggia soffits with Thermo-ash timber cladding.

WINDOWS

Timber-aluminum windows with triple thermal glazing. Lift-and-slide doors in living areas opening onto terraces and loggias. Frames are painted on the interior and finished with dark bronze aluminium on the exterior. Burglary resistance to RC2 standard on all floors, with provisions for additional security measures.

SOLAR SHADING

Bedrooms are fitted with high-quality, rail-guided ZIP vertical fabric blinds, mounted flush with the facade (available as an option for the living areas too). Loggias shaded by high-quality cable-guided vertical fabric blinds. Folding-arm awnings installed above the penthouse terraces. All shading systems are electrically operated and integrated into the KNX building automation system.

ELECTRICAL INSTALLATIONS

Spotlights in living areas and bedrooms. Spotlights and/or linear lighting fixtures in ancillary rooms, as well as wall lights in the loggias and on the terraces. Multimedia system / building automation (Basic-KNX). Fibre-optic infrastructure provided by GGA Maur. Provision for the installation of EV charging stations in the garage. Photovoltaic system on the roofs, with energy distribution managed by an intelligent control system with «ZEV».

CARPENTRY

Apartment entrance doors: Full-height doors with painted finish. Burglar-resistant with three-point locking system (RC2). Internal doors: full-height flush-closing with painted finish, fitted with automatic drop seals and transfer-air openings where required. Ironmongery in satin nickel finish. Built-in wardrobes and closets with black interior finish. Vanity units in bathrooms, together with worktops and shelving in the laundry rooms, as shown on the architectural plans.

PLASTERING AND PAINTING

In the living areas, wet areas and finished ancillary rooms, walls finished with base coat plaster and a white lime skim coat, painted. Ceilings finished with smooth plaster (Q3), painted.

HEATING

Each building is served by an independent ground-source heat pump system providing domestic hot water and space heating. Heat distribution via underfloor heating, with free cooling available during the summer months.

VENTILATION

The apartments are equipped with a controlled mechanical ventilation system. Kitchens feature recirculating extraction hoods with activated carbon filters.

KITCHENS

bulthaup kitchens designed in accordance with the architect's specification or individually selected by the purchaser.

Budget per apartment CHF 75'000 gross, incl. VAT.

SANITARY FIXTURES

High-quality sanitary fixtures selected from the Sanitas Troesch range. Laundry appliances: V-ZUG Adora V4000 washing machine and tumble dryer.

Sanitary fixtures budget per apartment: CHF 36,000 gross (incl. VAT).

FLOOR AND WALL FINISHES

Floating cement screed on thermal and impact sound insulation. Timber parquet flooring in living areas and bedrooms. Natural stone floor and wall finishes in wet rooms in accordance with the plans.

Parquet flooring budget: CHF 260/m² gross (incl. VAT).

Natural stone floor and wall finish budget: CHF 300/m² gross (incl. VAT).

FIREPLACES

Fireplaces available as a purchaser option. Infrastructure prepared up to the apartment entrance, including combustion air supply and chimney flue via the roof. Possible fireplace insert dimensions approx. 50 × 100 × 42 cm.

LIFT

Lift cabin fitted with reconstituted stone flooring, brushed stainless steel ceiling and painted steel doors. Cabin control panel in anodised aluminium with mirror.