



SHORT CONSTRUCTION SPECIFICATION

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The superstructure will be created and certified in accordance with the MINERGIE P standard.

INTERIOR FIT-OUT APARTMENTS

ENTRANCE/LIVING/EATING/ROOMS

Floor apartments longitudinal construction upper levels 1-5:

Solid oak parquet 490 x 70 x 11 mm, matt sealed, painted skirting board

Floor atrium apartments transverse structure upper level 5:

Anhydrit light, sanded, sealed

Walls: Painted white plaster fibreglass wallpaper

Apartment ceilings longitudinal construction upper levels 1-5:

White plaster, painted, double curtain tracks with all windows, ceilings,

atrium apartments transverse construction upper level 5:

Exposed concrete

KITCHENS

Front/visible side apartments longitudinal construction upper levels 1-5:

Synthetic resin, gray

Front/visible side atrium apartments transverse structure

upper level 5:

Oak, veneered

Lighting:

LED under-cabinet luminaires

Kitchen appliances:

Integrated refrigerator with separate freezer compartment, induction stove, oven, separate steamer, dishwasher, ventilation hood, air circulation with active charcoal filter, Miele appliances

Apartment cover longitudinal construction upper levels 1-5:

Natural stone, back wall: Glass

Cover atrium apartments transverse structure upper level 5:

Natural stone, back wall: Glass

WASHING:

Appliances:

Washing machine and tumbler in the apartments.

REDUIT

Floor apartments longitudinal construction upper levels 1-5:

Ceramic plates, fine stoneware, stone gray-dark floor, atrium apartments transverse

structure upper level 5:

Ceramic plates, fine stoneware, sand gray-dark

walls:

Painted white plaster fibreglass wallpaper

Apartment ceilings longitudinal construction upper levels 1-5:

White plaster, painted

Ceilings atrium apartments transverse structure upper level 5:

Exposed concrete

BUILT-IN CUPBOARDS

Cloakrooms apartments longitudinal construction upper levels 1-5:

open with base and cover front-flush, storage compartment, clothes rail, adjustable shelves, gray

Cloakrooms atrium apartments transverse structure upper level 5:

open with base and cover front-flush, storage compartment, clothes rail, adjustable shelves, oak veneered

WET CELLS

WC/bath:

Individual washbasin and mirror cabinet

Floor slab coverings apartments longitudinal construction upper levels 1-5:

Ceramic slabs, fine stoneware, stone gray-dark

Wall slab coverings apartments longitudinal construction upper levels 1-5:

Ceramic slabs, fine stoneware, stone gray-medium

Floor-slab coverings atrium apartments transverse structure upper level 5:

Ceramic slabs, fine stoneware, sand gray-dark

Wall slab coverings atrium apartments transverse structure upper level 5:

Ceramic slabs, fine stoneware, sand gray-medium

Ceilings apartments longitudinal construction upper levels 1-5:

White plaster, painted

Ceilings atrium apartments transverse structure upper level 5:

Exposed concrete

Showers:

Floor level, glazed shower-partition

bath tub:

ProCasa, Cinque Vario



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WINDOW/SHADING

Wood-metal window with thermal insulation-insulating glazing.
Per room one turning sash. Electrically operated Venetian blinds.
Windows for the bathtubs. Windows in the wet cells in the splash zone in plastic with insulating glazing.
Loggias/patios with hinged doors or lift and slide windows.
Window doors with a pull handle and catch.
Sun blinds for loggias: Electrically operated articulated arm or vertical awnings.

LOGGIA

Floor:
Fine stoneware, light gray

Wall:
Exposed brick

Ceiling, apartments longitudinal construction upper levels 1-5:
East loggias exposed concrete, west loggia soundproof cladding, one ceiling spotlight

Atrium apartments transverse structure upper level 5:
Metal stairs

Roof terrace atrium apartments transverse construction upper level 5:
Pergola with sun protection roof

ELECTRICAL SYSTEMS

Intercom:
Video intercom

Provider:
Swisscom, UPC (fibre glass present)

Multimedia:
At least one multimedia socket is present in the living rooms and master bedroom. The other rooms are fitted with ducts.

HEATING

Heat production with a geothermal probe and brine/water heat pump, low temperature floor heating. Heating is regulated for all bedrooms and living rooms and wet cells via an electrical room thermostat.

VENTILATION

Controlled living room ventilation in each apartment, three-step switch for regulating the air flow.

GENERAL BUILDING COMPONENTS

FAÇADE:

Double-shell masonry, exposed brick

ENTRANCES/STAIRWELLS

Ceiling:
White plaster, painted white

Wall:
Exposed concrete, class SBK 3; lift core plastered, painted
Apartment entrances: Door leaf wood natural veneered:
Artificial stone light gray staircase: Artificial stone light gray
One lift present per stairwell letterbox fixture in the stairwell

ANCILLARY ROOMS

One basement compartment per apartment, partition walls made of standard metal elements,
with triple socket 230 V from the apartment metre and LED lights.

PARKING HALL

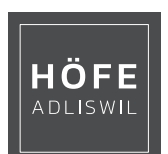
Two-storey underground garage with entry and exit gate, ticket machine, parking spaces with the possibility of installing charging stations, IV parking spaces and motorcycle spaces.

SURROUNDINGS

Green inner courtyard with shrubs, plants and tree islands as well as benches and lighting. Playground.

Version from June 2021

* Minor changes are reserved. The lease documents and relevant enclosures represent initial information and do not constitute an offer. The documents are not part of the lease agreement to be concluded later.



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