



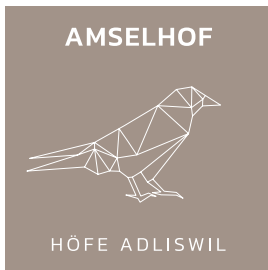
GOOD TO KNOW – LIVING

Page 1/3

Website:	www.höfe-adliswil.ch
Amselhof offer:	68 rental apartments (2½ to 5½ rooms)
Address:	Libellenweg 4-6 / Moosstrasse 19-23 / Hainweg 3-5 / Salamanderweg 2-6, 8134 Adliswil
Move-in Amselhof:	Expected lease start date 01.04.2022
First lease:	CSL Immobilien AG Schärenmoosstrasse 77 8052 Zurich vermarktung@csl-immobilien.ch 044 316 13 05



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GOOD TO KNOW – LIVING

Page 2/3

Parking:

Total 82 underground garage spaces each for CHF 180/month
Total 14 motorcycle parking spaces for CHF 80/month

Electric parking spaces with a charging station are available for CHF 250.00 per month
Electric parking spaces without a charging station: tenants can, at their own cost, equip the parking spaces with charging stations for electric vehicles. The costs for the charger and its installation amount to a total of CHF 2,900.00 excluding VAT. The charger remains the property of the tenant and must be removed at the tenant's cost when the tenant moves out. Solely the landlord shall handle the acquisition of the charger and the organisation of its installation.

Visitor parking spaces: Public parking garage with entry via Zürichstrasse on the Dietlimoosplatz.

Bicycle spaces on the ground floor along Salamander- and Hainwegs

Room height:

approx. 2.79 m Apartments: 503.1911 / 503.1912
approx. 2.61 m Apartments: 506.401 / 507.601 / 507.602
approx. 2.44 m Apartments: 503.1921 / 503.1922 / 503.1931 / 503.1932 / 504.2121 / 504.2122 /
504.2131 / 504.2132 / 505.2521 / 505.2522 / 505.2532 / 505.2531
approx. 2.43 m all other apartments

Pets:

House cats and dogs are permitted from the first floor. A pet ownership agreement must be signed. No cat nets or cat ladders may be installed.

Notice periods:

1 year minimum lease term.
After the first year has passed, a notice period of three months shall apply, with notice given at the end of the month, except for December.

Rent security deposit:

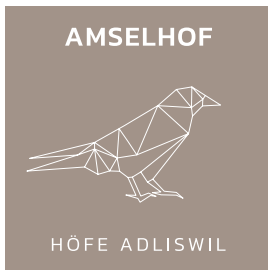
3 net rents (insurance solutions from Swisscaution possible)

Visits:

The construction site may not be visited independently for insurance-related reasons.
A show flat is expected to be available from spring 2022.



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GOOD TO KNOW – LIVING

Page 3/3

Internet provider:	Fibre glass – Swisscom, UPC Cablecom
Washing:	A wash tower is present in every apartment.
Basement:	A basement compartment with its own socket and light source has been allocated to each apartment.
Future-proof and sustainable:	<p>„HÖFE“ is equipped with multiple photovoltaic systems. A large portion of the energy produced is stored in the form of warm and hot water by means of energy management. This energy is available to the residents, whether for showering or for heating.</p> <p>Power consumption is considered separately for each apartment. Even in this case, residents benefit from clean power, which is also reported and billed separately. The exact consumption is indicated on the power bill. As a result, tenants can check and adjust their personal ecological foot.</p> <p>So-called pooling for own consumption has been established so that all these benefits are possible. Thanks to pooling for own consumption, the photovoltaic power can be consumed more affordably compared to local network suppliers.</p>
Registration procedure:	<p>The application occurs online directly via the project website www.hoefe-adliswil.ch. The current debt collection statements (no older than 6 months) and a copy of ID (for foreigners, also a copy of the foreigner's identity card) can be loaded directly to the application tool.</p>

Minor changes are reserved. The lease documents and the 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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