



# SHORT CONSTRUCTION SPECIFICATION

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

## INTERIOR FIT-OUT APARTMENTS

### ENTRANCE/LIVING/DINING/ROOMS

**Floor:**

Belt parquet, oak, sealed, skirting board

**Walls:**

Fibreglass wallpaper, white

**Ceilings:**

White plaster, painted

Curtain rails for all windows

### KITCHENS

**Kitchen appliances:**

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

**Front/visible side:**

Synthetic resin, black-grey with black handles

**Lighting:**

LED under-cabinet lighting

**Covering/rear panel:**

Granite, black

**Sink/sink mixer:**

Black

### WASHING

**Appliances:**

Washing machine and tumbler in the apartments.

### REDUIT

**Floor paving:**

Fine stoneware, grey

**Walls:**

Fibreglass wallpaper, white

**Ceilings:**

White plaster, painted

### BUILT-IN CUPBOARDS

**Wardrobes:**

Open, storage compartment, clothes rail, shelves partially adjustable, white

### WET CELLS

**WC/bath:**

Individual washbasin and mirror cabinet

**Floor paving:**

Fine stoneware, grey

**Wall tiling in the bathroom/shower area:**

Fine stoneware, grey and white

**Wall in the remaining area:**

White plaster, white

**Ceilings:**

White plaster, painted

**Showers:**

Floor level, glazed shower-partition

**Bathtub:**

ProCasa Uno

### WINDOW/SHADING

Wood-metal window with thermal insulation-insulating glazing. Per room one pivoting sash without a tilt function. Electrically operated Venetian blinds.

Loggias/patios with hinged doors or lift and slide windows. Window doors with a pull handle and catch. Electrically operated vertical blinds.

Sun blinds for loggias: electrically operated articulated arm or vertical awnings.

### LOGGIA

**Floor:**

Fine stoneware, grey

**Wall:**

Exposed brick

**Ceiling:**

Sound insulation, brightly painted



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## ELECTRICAL INSTALLATIONS

### **Intercom:**

Video intercom

### **Provider:**

Swisscom, Sunrise (glass fibre present)

### **Multimedia:**

There is at least one multimedia socket in the living rooms and master bedroom. The other rooms are equipped with empty conduits.

## HEATING

Heat production with a geothermal probe and brine/water heat pump, low temperature underfloor 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-stepswitch to regulate the air flow.

## GENERAL BUILDING COMPONENTS

### FAÇADE

Double-shell masonry, exposed brick

### ENTRANCES/STAIRWELLS

#### **Ceiling:**

Exposed concrete, colourless coat of paint

#### **Wall:**

Exposed concrete

#### **Apartment entrances:**

Door leaf on staircase side natural veneered wood, white inside

#### **Floor:**

Artificial stone slabs, white with a bright aggregate

#### **Staircase run:**

Artificial stone slabs, white with a bright aggregate

One lift per stairwell

Letterboxes in the entrance area

### ANCILLARY ROOMS

One cellar compartment per flat, partition walls made of standard metal elements (height 2.10 m), with triple 230 V socket from the apartment meter and LED lights.

### PARKING HALL

Below-level garage with automatic mesh door system, 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 seats and lighting. Playground.

Last updated June 2022



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

[www.höfe-adliswil.ch](http://www.höfe-adliswil.ch)