



# 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 / DINING / ROOMS

**Floor:**

Parquet, oak, sealed, skirting board

**Walls:**

Fibreglass wallpaper, white

**Ceilings:**

White plaster, painted

**Curtain rails:**

Two pieces, flush mounted in ceiling

### KITCHENS

**Kitchen appliances:**

integrated refrigerator with separate freezer compartment, induction stove, oven, separate steamer (no steamer for all 1½ room apartments except apartments 305.411/421/431 / no steamer for following 2½ room apartments 301.112 / 122 / 132), dishwasher, appliances from Miele

**Steam vent:**

- For kitchens with cooking islands or long kitchen units: Ventilation integrated in the hob.
- All 1½ and 2½ room apartment with recirculating extractor hood (except for the following 2½ room apartments 303.501, 306.1202)

**Front / visible side:**

Synthetic resin, grey with black handles / fronts setback: green

**Lighting:**

LED under-cabinet lighting, recessed spots in ceiling

**Covering:**

Natural stone, black, polished

**Rear panel:**

- For apartments 303.501/511/521/531 and 306.1202 / 1213 / 1223 / 1233: White glass, white matt
- Otherwise: White glass, green glossy

**Sink / sink mixer:**

Black

### WASHING

**Appliances:**

washing machine and tumble dryer

- 1½ / 2½ room apartments: in own basement (except for 301.102 / 112 / 122 / 132 and 303.501, 306.1202 in the apartment)
- 4½ / 5½ room apartments: in the apartment

### REDUIT (only partly available as per floor plan)

**Floor paving:**

Fine stoneware, blue

**Walls:**

Fibreglass wallpaper, white

**Ceilings:**

White plaster, painted

### BUILT-IN CUPBOARDS

**Wardrobes:**

Partly open, partly closed, shelf, clothes rail, gray

### WET CELLS

**WC/bath:**

- 1½ / 2½ room apartments: Single washbasin and mirror cabinet
- 4½ / 5½ room apartments: 2 wet cells, single and double washbasin, mirror cabinet with one and two doors

**Floor paving:**

Fine stoneware, blue

**Wall tile covering:**

Fine stoneware, blue

**Wall in the remaining area:**

White plaster, white

**Ceiling:**

White plaster, painted

**Shower:**

Floor level, glazed shower partition

**Bathtub:**

ProCasa Cinque Vario

**For apartments 301.103/113/123/133 and 302.301/311/321/331**

- floor in the passage to the room in parquet
- satin glass door as closure to WC and shower instead of glass shower partition



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## 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 doors, window doors with a pull handle and catch.

Sun blinds for loggias: Electrically operated articulated arm or vertical awnings

## LOGGIA

### **Floor:**

Fine stoneware, grey

### **Wall:**

Plastered thermal insulation, light gray

### **Ceiling:**

Sound insulation, light gray

## ELECTRICAL INSTALLATIONS

### **Intercom:**

Video intercom

### **Provider:**

Swisscom, Sunrise (glass fibre present)

### **Multimedia:**

There is at least one multimedia socket in the living room and one in the 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, living rooms and wet cells via an electrical room thermostat.

## VENTILATION

Controlled living room ventilation in each apartment, three-step-switch to regulate the air flow

## GENERAL BUILDING COMPONENTS

### FACADE

Double-shell masonry, exposed brick / courtyard facade with clay panels

### ENTRANCES/STAIRWELLS

#### **Ceiling:**

Exposed concrete, painted white

#### **Wall:**

Exposed concrete, colorless glazed

#### **Apartment entrances:**

Door leaf on staircase side oak veneer, painted light gray inside

#### **Floor:**

Artificial stone slabs, red with bright pattern

#### **Stair tread:**

Artificial stone slabs, red with light pattern like floor

#### **Railing:**

Picket railing, in steel

#### **Handrail wall side:**

Oak

One lift per staircase

#### **Lift door:**

Painted red

Letterboxes in the entrance area

### ANCILLARY ROOM

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

### PARKING HALL

Access via garage door Schwalbenhof, 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, tree islands, as well as benches and a playground

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