

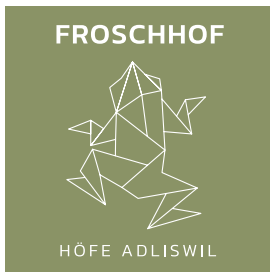
GOOD TO KNOW – LIVING

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Website:	www.höfe-adliswil.ch
Froschhof offer:	84 rental apartments (½, 2½, 4½, 5½ rooms)
Address:	Libellenweg 1-3 / Parkweg 12 / Moosweg 4-6 / Salamanderweg 5, 8134 Adliswil
Move-in Schwalbenhof:	Expected lease start date 01.03.2024
Initial lease:	CSL Immobilien AG Schärenmoosstrasse 77 8052 Zurich vermarktung@csl-immobilien.ch 044 316 13 05



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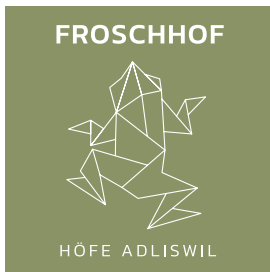
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Parking:	<p>A total of 76 underground parking spaces at CHF 180 per month each A total of 12 motorcycle parking spaces at CHF 80 per month each</p> <p>Electric parking spaces with a charging station are available for CHF 250.00 per month Electric parking 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. Only the landlord shall handle the acquisition of the charger and the organisation of its installation.</p> <p>Visitor parking spaces: Public parking garage with entry via Zürichstrasse on the Dietlimoosplatz.</p> <p>Two big and two small bicycle spaces on the main floor, including baby stroller parking</p>
Storage rooms:	<p>Storage rooms from 17 m² to 28 m² can be rented. The storage rooms are not heated and have no water connection.</p>
Room height:	<p>approx. 2.54 m</p>
Pets:	<p>Domestic 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.</p>
Notice periods:	<p>1 year minimum lease term After the first year, a notice period of three months applies, cancellable at the end of any month except December.</p>
Rent security deposit:	<p>3 net rents (insurance solutions from Swisscaution possible)</p>
Visits:	<p>The construction site may not be visited independently for insurance-related reasons. A show apartment is expected to be available from autumn 2023.</p>
Internet provider:	<p>Fibre-glass – Swisscom, Sunrise</p>
Washing:	<p>Each apartment has its own washing tower. Either it is located in the apartment itself or in its own basement.</p>



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Basement:

A basement compartment with its own power socket and light source has been allocated to each apartment.

Future-proof and sustainable:

"HÖFE" is equipped with multiple photovoltaic systems. A large proportion of the energy produced in-house is stored in the form of hot and heating water by means of an energy management system. This energy is available to residents, whether for showering or for heating.

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. In this way, tenants can monitor and influence their personal environmental footprint.

So-called pooling for private consumption (ZEV) has been established so that all these benefits are possible. Thanks to pooling for private consumption, photovoltaic power can be consumed more affordably compared to local network suppliers.

Registration procedure:

The application occurs online directly via the project website www.hoefe-adliswil.ch. Your current debt collection statements (not older than six months), which cover the last two years from your domicile and a copy of your ID (for foreigners, also a copy of your foreigner's

ID card) can be uploaded directly to the application tool.

We reserve the right to make minor changes. This rental documentation and accompanying enclosures are intended as initial information and do not constitute an offer. These documents do not form part of the lease agreement to be concluded later.



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