

GOOD TO KNOW – LIVING

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Website:	www.höfe-adliswil.ch
Eulenhof offer:	16 rental apartments (2½ and 3½ rooms)
Address:	Moosstrasse 31-35, 8134 Adliswil
Move-in Eulenhof:	Expected lease start date 01.04.2025
First lease:	CSL Immobilien AG Schärenmoosstrasse 77 8052 Zurich vermarktung@csl-immobilien.ch 058 400 85 20



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Parking:

There are no parking spaces available for apartment tenants in the building. If required, parking spaces can be offered in the underground car parks of the other buildings in the „HÖFE“ development under the following conditions:

- Parking spaces in the underground car park are available for CHF 180 per month
- Electric parking spaces with a charging station are available for CHF 250 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 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.

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

Bicycle spaces on the lower floor along Moosweg

Room height:

approx. 2.79 m

Pets:

Domestic cats and dogs are permitted. 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, a notice period of three months applies, cancellable at the end of any month except 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 apartment is expected to be available by the end of 2024.

Internet provider:

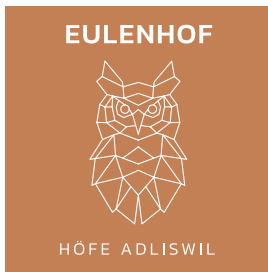
Fibre glass – Swisscom, Sunrise

Washing:

A wash tower is present in every apartment.



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Basement:

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

Future-proof and sustainable:

„HÖFE“ is equipped with multiple photovoltaic systems. A large portion of the energy produced in-house 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.

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 adjust their personal ecological footprint.

So-called pooling for own consumption (ZEV) has been established so that all these benefits are possible. Thanks to pooling for private consumption, the 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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