

FAÇADE STRUCTURE

- Load-bearing walls made of reinforced concrete, supplemented by brickwork, with external thermal insulation and a rendered façade.

SHELL

- Interior walls: Reinforced concrete and masonry or sand-lime brick in the basement, as specified by the engineer.
- Exterior walls in basement: Reinforced concrete with insulation as specified by building physicist.
- Floors: Reinforced concrete with integrated underfloor heating and screed.

ROOF STRUCTURE

- Pitched roof with in-roof photovoltaic system, tiled as specified by architect.

BALCONIES AND PATIOS

- Flooring: Porcelain stoneware tiles, colour as specified by architect.
- Railing: Balustrades, colour and materials as specified by architect.

WINDOWS

- Wood/metal windows with insulating glazing, to meet GEAK Class A and acoustic insulation requirements.
- Loggias with lift-and-slide windows. Arrangement as per plan.
- Other windows and French doors with turn/tilt function. Arrangement as per plan.

SUN PROTECTION

- External slat blinds: On all windows and French doors, electrically operated via individual switches, colour as specified by architect.

- Awnings: One folding-arm awning per apartment for outdoor areas. Arrangement as per plan.

GEAK Class A

- The houses will be constructed and certified to the GEAK Class A standard.

ELECTRICAL

- Basic fittings and lighting: As specified by electrical planner; customisation options available.
- Multimedia connections: Two multimedia connections per apartment for telephone, TV/radio and internet (one in living area, one in bedroom).
- Intercom system: Each residential unit has a doorbell and intercom system, with a separate door opener for each apartment.
- Photovoltaic system: Roof photovoltaic system to GEAK Class A specifications.
- Electric mobility: Optional charging stations for EVs.

HEATING AND HOT WATER

- Heat generation: Air/water heat pump; central hot water tank in basement.
- Metering: Consumption of heating and hot/cold water metered separately per apartment
- Heat distribution: Underfloor heating in apartments; unheated rooms in basement and underground car park.

SANITARY

- Sanitary appliances: Sanitary installations as per detailed description, preliminary selection by WSG AG.
- One washing machine and one tumble-dryer per apartment; frost-proof outside

water connection for ground-floor apartments.

VENTILATION

- Wet room exhaust fans with natural air flow. Controlled via light switch and humidity sensor.
- Basement rooms and underground car park mechanically ventilated.

LIFT

- Electric passenger lift from basement to attic floor; cabin size suitable for wheelchair users.

FLOORING

- Living areas: Wood or tile flooring in all main and ancillary areas, budget of CHF 130 per m² including VAT, ready laid with skirting and seals.
- Basement floors: Painted cement coating in all basement rooms; high-strength concrete surface for parking garage and ramp.

WALL AND CEILING COVERINGS

- Interior walls and ceilings: White plaster, painted white, in all main and ancillary rooms.
- Wet rooms: Part-tiled walls in wet rooms as specified by architect, budget CHF 130 per m² including VAT, ready laid including edge protection and seals.

KITCHENS

- Layout: Kitchen layout as per apartment floor plan; furnishings and appliances to Euro standard, as per separate detailed description.
- Appliances: Induction hob, extractor hood with activated charcoal filter, combi-steamer, dishwasher and fridge-freezer.

- Surfaces: Kitchen fronts with synthetic resin coating; worktop in artificial or natural stone.

DOORS

- Entrance doors: Solid-leaf doors with spy hole and security cylinder lock.
- Interior doors: Tubular chipboard door leaves with steel door frames, painted white; door leaves with synthetic resin coating in white.

BUILT-IN CLOSETS

- One wardrobe per apartment, with synthetic resin-coated white fronts, as per apartment floor plan.

CURTAIN RAILS

- One double flush-mounted rail in all living rooms and bedrooms and one single flush-mounted rail for windows in wet rooms

LANDSCAPING

- Landscaping and greenery as specified by landscape architect.

UNDERGROUND GARAGE

- Parking: Maximum possible car parking spaces, including visitor and wheelchair-accessible parking spaces.
- Bicycle and pram room: A room for bicycles and prams.
- Garage door: Can be operated with apartment key and hand-held transmitter (one per parking space).