

COLIN

urban idyll

BUILDING SPECIFICATION PRIVATE HOUSES

General

The furnishings are of a high quality. Variations in the choice of materials and colour scheme as well as minor changes to the floor plans remain reserved. Portions of the budget are available to the buyers for the kitchen, sanitary appliances, built-in cupboards, floor and wall coverings and the garden seating area design.

Supporting structure

External walls below ground level in waterproof concrete. Internal walls in the basement levels in concrete or sand-lime brick. External walls above ground level in single skin masonry and internal walls in concrete or brick. Ceilings of all levels in concrete.

Roof

Flat roof structure with vapour barrier, thermal insulation and waterproofing. Flat roof over attic with photovoltaic system and extensive greening. Sheet metal work in chrome steel.

Terrace

Accessible terrace on the attic level with ceramic floor tiles.

Façade

Single-skin masonry with mineral render. High-quality parapet covers and window sills made of glass fibre reinforced concrete.

Doors

Entrance doors made of wood and metal with peep-hole. Aluminium stove-enamelled based on architect's colour concept. Building access door above parking garage as block lining door, painted according to architect's colour concept. Electric garage door with wireless transmitter.

Windows

Wood and metal windows with double glazing. Aluminium stove-enamelled based on architect's colour concept. Lift and slide door for garden seating area. Ground-floor windows fitted with laminated safety glass and locking handles.

Sun protection

All windows fitted with motorised external Venetian blinds. Hinged arm awnings to provide the garden seating area and terrace with shade. All awnings are electrically operated and come with wind protection.

Electrical installations

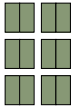
LED recessed ceiling lights in the entrance and kitchen areas as well as in the wet rooms. LED surface-mounted wall lights along the walls in the stair area. Multimedia sockets, switches and sockets in all living rooms and bedrooms. Fibre optic connection to the residential unit. Garden and terrace equipped with outdoor sockets. Doorbell with intercom system. Empty conduits in place for installation of a building management system by the buyer. LED lighting in the parking garage and unobtrusive ambient lighting. All parking spaces charging station-ready (upgrade C1 Power to Parking). Photovoltaic system on the flat roof for self-generated electricity.

Heating and cooling

Heating and cooling through district heating network of WWZ Energie AG. Heat distribution via underfloor heating. Room temperature is controlled via room thermostats for each room. Cooling mode via the underfloor heating system in summer.

Ventilation

Controlled ventilation of living space with ventilation unit for each residential unit. The interior cellar and adjoining rooms are mechanically ventilated. An enthalpy heat exchanger is to be provided for moisture recovery. The parking garage is mechanically ventilated.



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Sanitary facilities

High-quality sanitary appliances, taps, shower partitions, fittings and vanity units. Each residential unit comes with a washing machine and tumble dryer tower. Frostproof external outlets in the garden seating area and on the terrace.

Budget: CHF 32,000.– (gross, excl. VAT)

Kitchen facilities

Fitted kitchen with wall, base and tall units with shelves, drawers and pull-outs. Fronts and visible sides come with wooden and/or lacquered surfaces. Worktop and back panel made of high-quality ceramic slab.

Kitchen appliances: surface induction hob with integrated recirculating air extractor, fridge with freezer compartment, oven, combi steamer and dishwasher.

Budget: CHF 39,000.– (gross, excl. VAT)

Railings

Handrails for terrace parapets and windows with deep parapets. Metal picket railings in the surrounding area.

Joinery work

Block frame room doors with solid door leaf. Stainless steel handle sets. A portion of the budget has been earmarked for the specific selection of built-in cupboards and wardrobes in the entrance and/or dressing areas in the master bedrooms.

Budget: CHF 6,000.– (gross, excl. VAT)

Flooring

Living room, bedrooms, hallway and staircase – with parquet flooring. Wet rooms with ceramic tiles. Parking garage with hard concrete flooring. Cellar/utility room, laundry area and hallway with cement covering.

Budget parquet: 200.–/m² finished laying (gross, excl. VAT)

Budget wet room flooring: 150.–/m² finished laying (gross, excl. VAT)

Wall and ceiling coverings

All walls and ceilings in the living spaces coated with white plaster and painted. Two curtain rails at windows, flush-mounted in the ceiling. In the wet rooms, the walls in the wet area are tiled, remaining walls coated with white plaster and painted.

Budget wall coverings (wet room): 150.–/m² finished laying (gross, excl. VAT)

Surroundings

Landscaping with greenery, hard surfaces underfloor containers and balanced planting.

Garden seating area

A water-permeable, reinforced surface, e.g. paving, wooden decking or gravel, etc., is permitted within the area marked 'paved garden seating area' (see ground floor sales plan) up to a maximum of 25m². Remaining areas covered with grass.

Budget: CHF 5,000.– (gross, excl. VAT)

Small structure

A small structure, e.g. shelter, pergola, etc., of max. 10m² can be erected in the garden seating area marked on the sales plan in accordance with official design requirements. Structure and cladding made of hot-dip galvanised metal and/or untreated wood.

Budget: CHF 8,000.– (gross, excl. VAT)

Additional building costs

All additional building costs, connection fees, insurance cover and warranties included.

Buyer requests and changes

The buyer can make individual choices for portions of the budget. The fit-out requests are discussed directly with the general contractor's buyer support team. The 'agreement on the implementation of buyer requests and the billing of budget items' that forms part of the purchase contract applies to all requests.

tend

Commercialisation

Tend AG, Zürcherstrasse 39, 8952 Schlieren

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