

BUILDING SPECIFICATION RESIDENCES D

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 and floor and wall coverings in an apartment configurator.

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 with photovoltaic system and extensive greening. Sheet metal work in chrome steel.

Seating area and balcony

Accessible seating areas and balconies and terraces with ceramic floor tiles.

Façade

Ventilated façade with corrugated fibre cement panels. Blind box and cover, window sills and connecting components made of aluminum, stove-enamelled according to the architect's colour concept.

Doors

Entrance door made of aluminium profile with double glazing, stove-enamelled based on the architect's colour concept. Building access door above parking garage made of aluminium profile, stove-enamelled 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 balcony and terrace. Ground-floor windows fitted with laminated safety glass and locking handles.

Sun protection

All windows fitted with motorised external Venetian blinds. Balcony awnings (seating areas) and drop-arm awnings (balconies) for shading seating areas and balconies with electric operation and monitoring with wind and rain monitors.

Electrical installations

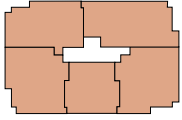
LED recessed ceiling lights in the entrance and kitchen areas as well as in the wet rooms. Multimedia sockets, switches and sockets in all living rooms and bedrooms. Fibre optic connection to the apartment. Balcony and terrace equipped with outdoor sockets. Doorbell with video intercom system. Empty conduits in place for installation of a building management system by the buyer. LED lighting in the common areas, such as the parking garage, staircase, and entrance hall, as well as 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 central ventilation unit in the basement floor. The air volume can be set separately in each apartment. The interior cellar and adjoining rooms are mechanically ventilated. An adsorption device is to be provided for moisture regulation. The parking garage is mechanically ventilated.



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Sanitary facilities

High-quality sanitary appliances, taps, shower partitions, fittings and vanity units are available to choose from the apartment configurator. Each apartment comes with a washing machine and tumble dryer tower. Frostproof external outlets on the seating area and balcony.

Kitchen facilities

Fitted kitchen with wall, base and tall units with shelves, drawers and pull-outs. High-quality fronts, worktops and back panels as well as fittings are available to choose from in the apartment configurator. Kitchen appliances: surface induction hob with integrated recirculating air extractor, fridge with freezer compartment, oven, combi steamer and dishwasher.

Railings

Metal picket railings on balconies, in the staircase and in the surrounding area.

Joinery work

Apartment entrance door and room doors as block frame doors with solid door leaf. Stainless steel handle sets. Built-in cupboard in entrance hall with lacquered surface.

Flooring

Parquet and ceramic tiles are available in the apartment configurator for the living area and rooms, and ceramic tiles for the wet rooms. Staircase with artificial stone slabs. Parking garage and bicycle room with hard concrete flooring. Secondary rooms and cellar in the basement floor with cement coating or mono-concrete.

Wall and ceiling coverings

All walls and ceilings in the apartments 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. Ceramic tiles are available to choose from in the apartment configurator. Walls in staircase painted with abrasion and ceilings painted with white plaster.

Elevator

Passenger elevators, wheelchair accessible.

Surroundings

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

Additional building costs

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

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Commercialisation

Tend AG, Zürcherstrasse 39, 8952 Schlieren

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