

The building is designed according to the current Minergie standard.

CONCRETE AND STRUCTURAL WORKS

Foundation slab and basement exterior walls made of waterproof reinforced concrete. Interior basement walls in reinforced concrete or calcium silicate masonry. Floor slabs and columns in reinforced concrete; upper floor walls in concrete or brick. Balcony slabs and columns in glazed exposed concrete. Stairwell with exposed concrete surfaces.

Structural dimensions as specified by the structural engineer.

FAÇADE STRUCTURE

Exterior walls made of concrete or brick, with mineral thermal insulation. Ventilated concrete and timber façade elements with mitred corner detailing. The entrance area features a ventilated metal façade.

TERRACES

Terraces finished with medium-format natural stone or porcelain tiles, laid horizontally on pedestal supports. Elegant outdoor lighting in accordance with the design concept by Arndt Geiger Herrmann.

WINDOWS

Lift-and-slide and casement windows as per plans. Natural oak timber frames with triple glazing for thermal and acoustic insulation; laminated safety glass (VSG) on the exterior, toughened safety glass (ESG) on the interior. Casement windows with turn fittings. Resistance class RC2 with lockable handles; lift-and-slide windows equipped with rotary cylinder locks. Magnetic contacts pre-installed for alarm system integration.

SUN PROTECTION

All windows are equipped with textile, motorised vertical blinds, guided in recessed tracks and controllable via the Loxone system. Terraces feature privacy screens made of vertical Accoya wood profiles, some of which are movable.

ELEVATOR

Elevator system for 10 persons (800 kg) with high-end cabin interior.

ELECTRICAL INSTALLATIONS

Photovoltaic system on the main roof. Garage and bicycle room equipped with flat cable systems and load management for electric vehicle charging. Fiber-optic internet connection in all apartments. LED lighting in kitchens, corridors, and bathrooms.

Star-topology communication cabling within the apartments, with two outlets for Wi-Fi and data connections in every room. Video intercom system included.

HEATING

Heating and year-round hot water production via a geothermal heat pump system.

Underfloor heating with free cooling function and individual room temperature control in all living areas. All system components are thermally insulated.

VENTILATION

Controlled residential ventilation with a separate unit for each apartment, located in the technical room. Supply air is delivered via living areas; extract air is removed via bathrooms and kitchens. Exhaust air is discharged to the outside via the roof.

SANITARY INSTALLATIONS

High-quality sanitary fixtures as per buyer selection. Washing machine and dryer in each apartment. Outdoor water tap on the terrace.

KITCHENS

Premium Molteni kitchens with exclusive features. Recirculating air range hood.

PLASTERING WORKS

All walls finished with base coat plaster and painted with white finishing plaster. All ceilings painted with white plaster. Two recessed curtain tracks installed at each window.

METALWORK

Perimeter gates and garage door are motorised and operated via remote control. Slim vertical bar railings as balcony enclosures and staircase railings with powder-coated finish. Mail and parcel delivery system. Basement storage units keyed identically to the apartment.

FLOOR AND WALL FINISHES

Floor and wall finishes according to buyer's choice and budget.

LANDSCAPING

High-quality, well-maintained landscaping with lighting designed by Enea.

DISCLAIMER

This document has been prepared during the planning phase.

Changes may be made until construction is completed. All liability based on this publication – especially in relation to visualisations and plans – is excluded. The binding specifications are set out in the detailed construction description.