

The Park

Steinhausen

Brief building description Owner-occupied apartments

General

The development comprises ten buildings with residential, commercial, nursery and community facilities. All buildings meet the applicable energy efficiency requirements set out in the building permit as well as the requirements set out in the MuEn 2014 and Minergie 2020. According to the latest plans, formal Minergie certification is not envisaged.

All buildings are accessed via a shared underground car park. The interior fit-out will be carried out in accordance with the sales plans and the specified selection of appliances and materials, unless otherwise described below.

Facade

Buildings A and C will be fitted with plastered external thermal insulation with a mineral-based plaster finish and paintwork. Building B will also be fitted with plastered external thermal insulation; the ribbon windows will be finished with a rough-textured plaster.

Building I will feature a rear-ventilated timber facade with a horizontal layout. The loggias will also be clad with timber. Metal window sills, covers and entrance areas with natural stone cladding will be constructed in accordance with the architect's specifications.

Floor construction

Floating screed with impact sound insulation, integrated underfloor heating and floor coverings.

Interior walls

Apartment partition and interior walls made of brick or concrete with finishing plaster and white paint. Basement floors in sand-lime brick or concrete, cellar with timber slatted panelling.

Ceilings

Ceilings with white plaster and white paint. Two surface-mounted aluminium curtain rails will be installed in front of all windows as per the plans.

Stairwell

Stairwell walls in exposed concrete. Prefabricated concrete staircases with sound-insulating bearings, exposed concrete undersides and slab coverings on treads and risers.

Windows

Timber/metal windows with triple glazing in accordance with building physics requirements. Painted on the inside, with powder-coated metal cladding on the outside.

Balconies and loggias with lift-and-slide doors or balcony doors as per the plans. Loggias will be thermally sealed and glazed. According to the sales documents, balcony glazing can be selected for an additional charge.

Solar shading

Windows with external Venetian blinds. Balconies and loggias with vertical awnings according to architect's specifications. Some balconies on the upper floors will be equipped with articulated awnings or pergolas. All systems will be electrically operated; awnings will have wind sensors.

Electrical installations

Main distribution board with apartment meters in the technical room on the basement level as well as apartment distribution boards.

Lighting for communal areas, access routes, building entrances, stairwells, lifts and surroundings. Video intercom system with electric door opener.

Installation of switches, sockets, light fittings and recessed lights, as well as connections for electric blinds, kitchen appliances and multimedia equipment.

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Heating installation and hot water system

Heat is generated via the WWZ local heating network (district heating). Photovoltaic systems under a contracting arrangement and extensive green roofs are planned for the flat roofs.

Heat will be distributed via underfloor heating in the apartments and heated ancillary rooms.

Plumbing

Plumbed-in appliances, fittings and fixtures, as well as washing machine and tumble dryer as per sales documents.

Ventilation

Wet rooms will be ventilated using extractor fans. Fresh air will be supplied via air vents or window fans. Kitchens will be equipped with ventilation systems.

Lifts

Wheelchair-accessible passenger lifts as per the access concept. Cabins with floor covering similar to stairwell, stainless steel design, mirror, handrail and control panel with Braille lettering.

Surroundings

The surroundings are designed to include a variety of publicly accessible green spaces and communal areas. Plants and retention basins will be provided to facilitate the infiltration and retention of rainwater.

Kitchens

Modern kitchen fittings as per the sales documents. Kitchen fronts, worktops, splashbacks, taps and all kitchen appliances will be fitted in accordance with the appliances and materials selected. Additional devices such as combi-steamers or wine coolers are available as per the options list.

Apartment floor and wall coverings

Living, dining and sleeping areas as well as storage areas will be fitted with parquet or porcelain stoneware tiles with matching skirting boards.

Wet rooms will be fitted with porcelain stoneware tiles; walls in splash zones will be fitted with wall tiles, while other wall surfaces will be finished with plaster and white paint. All ceilings will be finished with white plaster and white paint.

Ancillary rooms will be finished with a neatly trowelled cement covering, while the underground car park will have a sloped, unfinished hard concrete surface.

Carpentry work

Apartment entrance doors as timber-frame doors with veneered surface, three-point locking system, security rosette and door viewer; interior side white, exterior side natural oak. Interior apartment doors as well as side doors in the basement according to architect's specifications. Wardrobes will be fitted in accordance with the sales plans.

Underground car park

Shared underground car park with two entrances and exits. Electrically operated garage doors and access via remote control and key switches. One remote control will be provided for each parking space.

Apartment configurator

The apartment configurator enables buyers to select the interior finish from the available materials, colours and fittings. The 'Selection' package is included in the purchase price. An extended 'Selection Plus' package is also available at an extra cost.

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