

# MEHRFAMILIENHAUS AUF PARZELLE 3566 3823 WENGEN

## BUILDING SPECIFICATION

### *New apartment building with 6 luxury apartments on Plot 3566 3823 Wengen*

#### **LOCATION**

Central, very quiet and sunny, prime residential area with beautiful view.  
Only 7 minutes on foot from the station and the Männlichen railway.

#### **SHELL**

##### **Ground floor**

Foundation

Reinforced concrete foundation plate

##### **Common area**

Exterior walls

25 cm rough-cast reinforced concrete,

Interior walls

Rough cast reinforced concrete, bare lime sand brickwork

Ceilings

Rough cast reinforced concrete

##### **Tank room**

Oil tank with 18,000 litre capacity

Floor

Reinforced concrete with oil-proof trough lining

Walls

Reinforced concrete with oil-proof trough lining approx. 110 cm high

Ceiling

Rough-cast reinforced concrete

##### **Storage rooms**

Floor

Coated reinforced concrete

Walls

Rough-cast reinforced concrete

Ceiling

Rough-cast reinforced concrete

**Central heating room**

Viessmann boiler or equivalent with 1,000 litre hot water tank, central hot water supply, automatic oil-fired central heating with underfloor heating and auxiliary solar power.

Floor

Coated reinforced concrete

Walls

Rough-cast reinforced concrete / bare lime sand brickwork

Ceiling

Rough-cast reinforced concrete

**Washing and drying**

Schulthess Spirit XLI 5536 7 kg washing machine or equivalent for each apartment  
Dryer: Schulthess Spirit eMotion TW 7240i 7 kg or equivalent for each apartment.

Floor

Reinforced concrete with coating on incline to drain

Walls

Reinforced concrete or painted lime sand brickwork

Ceiling

Rough-cast reinforced concrete

Electrical installations in the common area of the ground floor according to plan.

**Staircase**

Stairs to ground floor and upper floors.

Stairs: Pre-fabricated concrete elements

**Ground floor living area**

Exterior walls

25 cm reinforced concrete, 20 cm insulation, 15 cm Ytong cellular concrete masonry or Ytong PL – 08 48 cm, rendered

Interior walls

Partly reinforced concrete, Ytong masonry

Ceilings

Flat concrete ceilings with spray rendering

**Sauna**

For the use of all apartment owners

Floor

Reinforced concrete with floor base, underfloor heating and tiles

Walls

Reinforced concrete or rendered Ytong masonry

Ceiling

Flat concrete ceiling with spray rendering

## **1st + 2nd Floors**

Exterior walls	Ytong PL – 08 48 cm, with wooden cladding or rendering. Stud frame construction 30 with 300 mm insulation and wooden cladding
Apartment partition walls	2 x 15 cm Ytong with 4 cm insulation (glass or mineral wool)
Partition walls	Reinforced concrete or 15 cm Ytong
Ceilings	26 cm rough cast reinforced concrete for spray rendering

## **Attic / Gallery floor**

Exterior walls	Ytong PL – 08 48 cm, with wooden cladding or rendering. Stud frame construction 30 with 200 mm insulation and wooden cladding
Partition walls	Reinforced concrete or 15 cm Ytong
Ceilings	BS – spruce ceiling boards, strength class C24, artificially dried, planed, double groove profile and tongue III, chamfered Profile cross section 200/80 mm
Roof frame	Wooden construction, canopy planed
Roof construction	Purlins and supports made from planed laminated spruce Ties and posts made from solid C24 spruce Rafters made from duo-beams, strength class C24, artificially dried, planed.

## **Underroofing**

Roof boarding 20/136, planed tongue and groove boards  
Ampatex SB 130 laid on roof boarding, overlapped and adhered so as to be air-tight.  
Heat insulation 300 mm Flumroc insulating panels, 'prima' or equivalent  
Underroof system Sarnafil TU 222 or equivalent  
Counter-battening 80 x 60 mm  
Eternit battening 50 x 30 mm  
Eternit double roofing, format XM 60 x 40 or roof tiles with solar panels

**Balconies, 1<sup>st</sup> + 2<sup>nd</sup> floors and attic** Coated reinforced concrete

## **Balcony rails**

Sub construction made from galvanized metal with wood cladding and colour as for "wood" facade

Gutters and drainpipes in sheet copper

## **FITTINGS**

### **Sanitary drainage**

In cast piping in pipe shaft insulated with Flumroc mineral wool granules

### **Windows and French doors**

Period windows (wood + metal) with triple glazing and ACS plus (0.7 W / m<sup>2</sup> K)  
Interior wooden components for natural treatment

### **Shutters**

Aluminium window shutters with solid panels

### **Apartment doors**

VKF fire protection doors, of the same type as the entrance doors, with spruce veneer door panels, oak edges with two profiled spruce frames on each side.

Frame made from 120 x 52 mm thick oak with silicon seal on 3 sides, as well as 'Intumex' strips. Surface with spruce veneer

### **Locking system**

Three-point security lock, 10 keys combined with the entrance doors, cellar, letter box and washing machine

### **Interior doors**

'RS – HP Deck' approx. 40 mm thick with door seal, spruce veneer, with profiled spruce frames on each side, naturally treated

### **Interior walls**

Rustic plaster on masonry  
20 mm "spruce" Finnish panelling for wooden construction

### **Ceilings**

Attic

1.5 mm spray rendering on concrete ceilings  
kitchen, bathroom, WC, hall, living room  
Solid 80 mm thick spruce BS ceiling boards for natural treatment

### **Floor base**

Liquid, self-levelling hard floor base on special sound insulation with integrated underfloor heating. Construction thickness 10 – 12 cm

**Floor coverings**

Gallery

Except for bathroom WC, shower WC and kitchen  
Ready-made parquet, m<sup>2</sup> price CHF 160.- including skirting and treatment  
Carpet (due to noise and acoustics)

**Bathroom – WC, shower - WC**

Note:

Wall tiles, bathrooms, showers, WC, full room height  
The m<sup>2</sup> prices include laying, edging and grouting according to the effective room size

Floors

Walls

Ceiling

Tiles, m<sup>2</sup> price up to CHF 160.- laid  
Tiles, m<sup>2</sup> price up to CHF 160.- laid, decorative tiles at extra price  
Concrete construction, 1.5 mm spray rendering  
Naturally treated wooden construction

**Sanitary facilities**

Each apartment furnished according to the project plan and the separate specification of facilities.  
Sanitary colour white.

**Kitchens**

Basic price kitchen according to special plans from the kitchen company  
Kitchens to the value of: (Incl. VAT):  
Ground floor and attic CHF 45,000.-  
3½-room apartments 3 and 5 CHF 40,000.--  
2½-room apartments 2 and 4 CHF 38,000.--

Tiling / notes:

The m<sup>2</sup> prices include laying, edging and grouting.

Floors

Walls

Ceilings, Ground Floor to 2<sup>nd</sup> Floor

Attic ceiling

Tiles, m<sup>2</sup> price up to CHF 160.- laid  
Tiles, m<sup>2</sup> price up to CHF 200.- laid over combination  
Concrete construction, 1.5 mm spray rendering  
Wooden construction, naturally treated

## **Fireplace**

Ground Floor to 2<sup>nd</sup> Floor  
Attic

Swedish stove to the value of CHF 7,000--for bio-ethanol fuel (incl. VAT)  
Fireplace to the value of CHF 15,000.-- (incl. VAT)

## **Electrical power installation**

Main tableau in basement  
Distribution in the apartment  
Electrical installation as per plan

## **Telecommunication**

1 telephone connection in each apartment  
1 TV connection in each apartment  
2 network connections in each apartment

## **Apartment heating**

Heat distribution with underfloor heating  
Control and regulation for each room, radio-controlled control of individual rooms

## **Comfort ventilation**

Individual to each apartment

## **Ventilation system**

Kitchen ventilation on the facade or via the roof  
Bathroom / WC, shower / WC without window via roof

All of the details which are not included in this specification can be seen in the 1:50 scale building plans and in the quotations

Furnishing: see additional remarks

Special wishes of apartment owners can be taken into consideration against the extra costs in comparison with the normal version.

## **Legal structure, dates, costs and payments**

The apartments are sold as freehold apartments

The right to make modifications to the storage rooms is reserved.

Amendments to the plans due to building regulations and civil engineering calculations are reserved.

## Dates

Construction is expected to commence in spring/summer 2012

The apartments are expected to be ready for occupation in November 2013

## Ancillary construction costs

General ancillary construction costs are included in the purchase price

The purchase price does not include the Notary's conveyancing costs and state fees of approx. 2.7%  
Application for a residence permit for foreigners, approx. CHF 1,500.--

## Payments

On conclusion of contract with a notary 20%

On ceiling over ground floor 10%

On ceiling over 1<sup>st</sup> floor 20%

On completion of roof frame 20%

On pouring of floor base 10%

Residual amount on handover 20%

## Additional remarks

Any furnishings which may be shown in the plans (furniture etc.) are only shown in order to demonstrate possible layouts.

The fixed furnishings included in the price are the cloakroom, the cleaning cupboard and the hat rack with clothes rail

Wengen 11 February 2011

Information and further details

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