

Brief building description

Condominiums Leuengasse 38 – 48, 8142 Uitikon

General information

- The buildings will be constructed in accordance with the Minergie-P specifications (without certification); SNBS certification «Gold» certification is aimed for.
- All flats will be constructed in accordance with SIA 500 (obstacle-free construction) and fulfil the increased sound insulation requirements in accordance with SIA 181.

Facade

- Basement floors exposed concrete
- Window areas from the upper floor upwards as rear-ventilated, insulated facade systems with aluminium structural sheeting and substructure and thermal insulation, powder-coated
- Facade strips from upper floor upwards as plastered thermal insulation composite system

Windows

- Windows made of wood/metal, interior surface wood painted in anthracite, exterior surface metal powder-coated in anthracite, all windows with increased sound insulation requirements
- Two inlaid curtain rails in the ceiling plaster for all windows

Sun protection

- Aluminium composite venetian blinds in front of facade windows and French windows Garden seating area, electrically operated
- Articulated arm awning for seating areas and loggias/balconies
- Blinds and awnings equipped with protection system and general wind monitors

Flat roof

- Reinforced concrete ceiling with thermal insulation in accordance with thermal and sound insulation certificate, PV system (houses A, B, C), roof waterproofing with extensive green roof. Roof not accessible.

Staircase

- Prefabricated staircase elements; flooring with artificial stone slabs
- Walls in exposed concrete
- Ceiling and soffits stair flights in exposed concrete, colourless glaze
- Steel railings with round tubular rods in V shape (houses D, E, F)
- Handrail made of metal round tube in pearl gold
- Front entrance door/steel frame with glass insert and side panel, fixed
- Letterbox system with video intercom
- Outdoor parcel box for all houses

Outdoor area

- Terrace paving (exterior garden flats) Cement slabs 400×600 mm
- Loggia tiling Porcelain stoneware in slate look, unglazed, 600×600 mm and on stilts

Car park

- Car parking spaces in underground car park with direct access to the stairwells
- Floor in hard concrete as prefabricated covering
- Fully equipped electric charging stations for each car park

Landscape design

- Design of paths, green areas and planting with native trees, flowering shrubs, bushes and flower meadows
- Seating areas, play equipment, seating and bicycle parking spaces distributed in the surrounding area
- Execution according to the landscape architect's plan

Heating system

- Heat generation with brine-water heat pump
- Underfloor heating with regulation in living and dining areas and bedrooms
- Free cooling by means of underfloor distribution

LEANDRO

Live freedom. Uitikon.

Ventilation systems

- Basic ventilation with centralised ventilation system.
Supply air brought in at one point and exhaust air in trapped rooms
- Kitchen exhaust air with activated charcoal filter for recirculation mode

Lift system

- Wheelchair-accessible passenger lifts per stairwell, 630 kg payload, for 8 people
- Direct access to all floors incl. basement and garage level

Living area

- Ceiling in white plaster, painted white
- Walls in white plaster, 0.5 mm fine abrasion in wet rooms or wall panels
- Floors Bauwerk parquet and white glazed wooden plinth or porcelain stoneware tiles

Kitchen fittings

- High-quality Forster steel kitchen, Swiss product
- Work surface in artificial stone and rear wall in metal, 8 mm thick
- MIELE fridge-freezer combination
- MIELE dishwasher, fully integrated
- BORA S Pure PURSU
- MIELE oven H pyrolysis, DirectSensor, TFT display
- MIELE steam oven DGC 7440-60 XL HC Pro SW

Wardrobe

- Wardrobes according to plan, colour white

Sanitary installation

- High-quality white sanitary appliances and fittings according to plan and selection catalogue
- Showers with real glass partition wall

Electrical flat

- KNX system fully installed per flat
- Intercom system with video via ABB SmartTouch (KNX) and control of lighting, blinds, heating (room thermostats)
- Multimedia connection in the living room and bedroom
- Dining room, living room and bedroom each with one light point
- Hallway recessed lights
- Living rooms with triple sockets in accordance with the implementation plan
- Loggia/balcony/terrace with socket and one outdoor light
- Roofs equipped with PV system
- Cellar compartment with single sockets and ceiling lamp
- Weather station on the roof with determination of wind speed. In the event of KNX bus failure, the blinds move to the safety position (top) to prevent damage if the weather station fails.

General note

We reserve the right to make deviations and changes to the building description and planning without significantly changing the benefits or construction quality. No claims can be derived from this description. We reserve the right to make execution-related changes and adjustments until construction is completed. Any liability based on the documents provided is excluded.