Short description for rental apartments in Building A

General shell construction / expansion of studio space

The planning and construction of the building are based on the 2000-watt society concept (https://www.local-energy.swiss). The additional construction and operation stipulations for primary energy requirements and greenhouse gas emissions have been met. All components are designed to meet increased sound insulation requirements under the Swiss standard on building acoustics (SIA 181). The standard sound insulation requirements are also fulfilled.

Structural design
Entire building in solid construction with load-bearing inner cores. Angular supports made of concrete. Non-load-bearing inner walls: plasterboard stud walls. Clear ceiling height 250 cm on levels 4–8; 250 cm or 300 cm clear height on level 9.

Façades
Metal curtain wall on the ground floor and Level 1, rear-ventilated, polished, and brushed. Glass bricks also used on Level 1. Façade elements made of prefabricated exposed concrete elements on levels 2 through 9, rear-ventilated, some corrugated, some sandblasted.

Flat roof
Flat roofs fitted as per SIA standard. Non-accessible flat roofs with extensive planted areas; photovoltaic units with gravel surface. Lightning protection system.

Windows
Wood and metal triple-glazed windows. Casement windows; some lift & slide windows on level 9. All window frames are finished with opaque paint on the inside and stove-enameled metal on the outside. Fall protection. 2 curtain tracks embedded in the lintel.

Sun protection (darkening)
Motorized external blinds on all windows, aluminum metal parts, controlled by wind monitors.

Sun protection (shading)
Motorized textile vertical blinds on recessed or standard balconies, plus horizontal blinds in the atrium on level 9, with ZIP system, metal parts made of aluminum, controlled by wind or rain monitors.

Recessed / standard balcony
Parapet element made of prefabricated concrete with attached fall protection. Walls plastered and ceilings painted. Concrete slab flooring. Weatherproof electrical connection.

Patios on level 9
Walls clad in glazed ceramic tiles up to the lower edge of the roof. Concrete roof edge. Concrete slab flooring. Weatherproof electrical connection. Wall lights.

Building entrances
Artificial stone slabs with embedded dirt barriers. Walls made of exposed concrete with colored accents.

Building entrance doors
Stove-enameled metal-framed doors with glass insert. Outside handle made of wood/metal. Inside push handle.

Doorbell/mailbox
Mailbox system with centrally integrated parcel boxes made of stove-enameled aluminum. Video intercom integrated into the smart living control panel.

Staircase
Stairs in prefabricated artificial stone elements, landings covered with artificial stone slabs. Walls made of exposed concrete with colored accents. Exposed concrete ceilings. Banisters made of stove-enameled metal with an oiled oak handrail.

Elevator lobby
Artificial stone slab flooring. Walls made of exposed concrete with colored accents. Exposed concrete ceilings.

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Elevator system
One passenger elevator per stairwell with high-quality interior fittings made of stainless steel; wheelchair-accessible; capacity for eight people.

Apartment entrance doors and internal doors
Apartment entrance doors: Frame door made of wood, fully painted, with peephole. Security lock with 3-point locking mechanism. Door closer. Internal doors: Steel frame doors, wooden door leaf, fully painted, door handle. Sliding doors: floor-to-ceiling painted wood sliding doors with inset handle; guide rails embedded flush in the ceiling.

Locking system
Security cylinder locking system. Main building entrances use a mechatronic system. One key for the main building entrance, apartment entrance door, mailbox, and basement compartment. 5 per apartment.

Flooring for apartments on levels 4–8
Living room, bedrooms and kitchen: Strip oak parquet, matte, sealed. Painted skirting boards.
U-shaped kitchen: Porcelain tiles, unglazed.
Wet rooms and laundry room: Porcelain tiles, unglazed.

Flooring for apartments on level 9
Living room, bedrooms and kitchen: Long-strip oak parquet, matte, sealed. Painted skirting boards.
U-shaped kitchen: Porcelain tiles, unglazed.
Wet rooms and laundry room: Ceramic porcelain tiles, unglazed.

Wall surfaces for apartments on levels 4–8
Living room, bedrooms and laundry room: 0.5 mm render, painted.
Wet rooms: Stoneware tiles up to the upper edge of the doors. Rest of wall: 0.5 mm render, painted.

Wall surfaces for apartments on level 9
Living room, bedrooms and laundry room: Gypsum plaster, painted.
Wet rooms: Ceramic porcelain tiles, mosaic-style, unglazed. Remainder gypsum plaster, painted.

Apartment ceiling surfaces
Gypsum plaster, painted.

Electrics
Fiber to the home. One UKV multimedia socket in the living areas. One or two lamp points and two triple sockets in all living areas and bedrooms, some of which are activated. Recessed ceiling LED spotlights in entrance hall and passage. Under-cabinet lighting in the kitchen, plus socket for the countertop. Additional wall lights in some kitchens on level 9. Mirror cabinet lighting in the wet rooms, plus a socket in the mirror cabinet. Basic lighting and triple socket in the basement compart-ment.

Smart Living
Every apartment is equipped with the eSMART smart living system. All of the key apartment functions (heating, lighting, ventilation, shading, energy management) can be controlled and monitored via the control terminal or app. Integrated with the intercom.

Heating and cooling
Heating and cooling generated via a site-wide energy system (100% carbon-neutral).
Room heating and cooling are provided via low-temperature underfloor heating with individual room temperature control. Every room can be regulated separately. Heating is metered sepa-rately for every apartment.

Ventilation / climate control system
Supply air temperature control in summer to 26°C at an outside temperature of 30°C); in winter the temperature is kept at 21°C. Air volume can be regulated individually for each apartment. Cellar compartments with mechanical ventilation system for dehumidification. Garage has mechanical ventilation system with CO_2 monitoring.

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Plumbing
Sanitary fittings: wall-hung toilet and toilet paper holder, washbasin and mixer tap, mirror cabi-net, bathtub or floor-level shower with shower partition made of glass, shower rail and shower head, two towel hooks, bath towel rail. Hot and cold water meters.
The apartments on level 9 also feature: rain showers, shower shelf, and vanity unit with two drawers, high gloss, white.

Kitchens
Kitchens as per floor plan. Two-tone design, wall units in a different color to the other cupboard doors.
- Countertops: Artificial or natural stone, black
- Fittings: Synthetic resin, coated, shades of gray (levels 4–8), shades of blue (level 9).
- Handles on base units; wall units without handles
- Lighting: LED spotlights integrated in the base of the wall unit; wall lights in some apart-ments on level 9.
- Stainless steel sink integrated into countertop
- Mixer tap in sink
- Glass splashback in brilliant white
- All appliances from V-Zug: combi-steamer (steamer and oven on level 9), ceramic hob with extractor hood (convection, on level 9 with induction hob), dishwasher with hot water connection, fridge with freezer compartment.
- Waste separation system

Joinery
Cloakroom furniture with rail and shelf, plus integrated underfloor heating distributor and electri-cal box.

Washing and drying
V-Zug washing machine and tumble dryer in the laundry space. Additional drying room in base-ment for shared use.

Basement/technical areas
Floor partly hard concrete, partly poured asphalt, walls partly coarse concrete, partly painted sand-lime brick.
Basement partition walls made of wood.

Storage spaces for bicycles/strollers
Spacious bicycle storage space on the ground floor, not accessible to visitors. Bicycle parking spaces with racks for securing them outside. Stroller storage areas on the ground floor (Level 3), next to the building entrance.

Underground garage
Parking spaces in the general parking lots for the entire site. All parking spaces VSS level B; at least 2.85 m wide. Visitor parking spaces above ground on the Papieri site or in the publicly ac-cessible area of the underground car park (general lot).

Surrounding area
Shared use of the high-quality Papieri site, with hard-surface areas, trees, bushes and lawns, un-derground container systems, children's playgrounds, etc.

Disclaimer
This short description is based on the current state of planning knowledge and only includes a few essential details of the construction project. We expressly reserve the right to make any changes.