

SHORT BUILDING DESCRIPTION

Columbus freehold apartments, CHAMA site, Cham

COLUMBUS
chama

General information

- The buildings are certified according to the Minergie standard, with an SNBS certification being pursued.
- All apartments are constructed in accordance with the provisions of SIA 500 (accessible building) and meet the higher noise protection requirements according to SIA181.

Façade

- Rainscreen cladding on façade in the base area with fibre-glass-reinforced concrete elements, rear-ventilated.
- First to seventh floor thermal insulation composite system with mineral thermal insulation and mineral render.
- Horizontal frieze throughout between fourth / fifth floors in fibreglass concrete.
- Railed balustrades on balconies, terraces and floor-to-ceiling windows.

Flat roof

- Roofs not accessible to foot traffic have extensive greening and photovoltaic system set up by contractor.

Stairwell

- Prefabricated stair elements; artificial stone tile flooring.
- Doormats outside apartment entrance doors and in main entrance area.
- Walls with fibreglass wallpaper.
- Q3 white plaster ceiling with mineral paint.
- Railed balustrades with colour coating, oak handrail on both sides.
- Building entrance door front / steel framework with glass insert and side panel, fixed.
- Aluminium mailbox unit with built-in video intercom.

Lift facilities

- Per stairwell, one wheelchair-accessible passenger lift with a capacity of 10 people.
- High-quality interior fittings.

Locking system

- Mechanical locking system for apartment doors, 5 keys per apartment.
- Mechatronic locking system on building entry doors.

Windows

- Wood-metal window with tilt-and-turn function, with triple insulating glazing. Inner framework wooden, lacquered in light grey, external metal stove-enamelled.
- Large lift-and-slide door to balcony/terrace/garden seating area.
- Break-in resistant windows / lift-and-slide doors on the garden level as per Resistance Class 2 criteria.
- Glass skylights 60 x 60 cm with solar control glass and Laminated Safety Glass LSG, can be opened using electric motor, weatherproof. Wind/rain monitors supplied.

Sun protection

- All apartment windows feature adjustable louvre blinds, electrically operated.
- Balcony and garden seating area with folding-arm awning, electrically operated.
- Two curtain rails (VS 57) in front of all windows, recessed into the ceiling, extending at least 30 cm further at sides where possible.

Apartment ceiling heights

- Ceiling height at least 2.55 m.
- Ground-level apartments have a living area raised approx. 30 cm and the garden apartments have a living, dining and cooking area raised approx. 30 cm.

Inner walls

- Load-bearing walls in concrete/brick.
- Non-load-bearing interior walls of lightweight construction, double-planked, with flexible ceiling joint.
- Concrete walls separating apartments.

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Electrical installations

- Video/voice intercom with electric door opening system.
- Fibre to the home.
- 1 x multimedia socket in the living and master bedrooms and conduits in other rooms.
- One to three light points and triple sockets (Edizio Due, white) in all rooms, some with switches.
- Built-in LED spots in the corridor, kitchen, wet rooms and storage cupboard.
- Additional lighting from mirror cabinet in the wet rooms, not including guest bathrooms.
- Additional socket in mirror cabinet.
- LED worktop lighting in the kitchen and 2 x triple sockets at the work surface.
- Weather-resistant sockets on balconies and/or terraces, and on south side with additional outdoor lighting.
- Electrical fuse boxes stored in storage room or wardrobe.
- Electrical connections for kitchen appliances such as oven, steamer, hob or dishwasher. Conduit for installation of Quooker.
- Conduits for shower/toilet in the wet rooms.
- Electrical connections for washing machine / tumble-dryer in every apartment.
- Main distribution frame with apartment meter in plant room and electrical distribution per apartment.
- E-car charging station optional at extra cost.
- Lighting in general spaces, access routes, building entrance, stairwell, lift, surrounding area.

“Jenny” central control system

- All apartments equipped with “Jenny” central control system. Key functions such as temperature control, ventilation and energy management (apartment electricity consumption) and weather report can be controlled and monitored using the operating display.
- Smart Home available at extra cost and can be expanded at own expense; control via a central panel.

Heating, ventilation and cooling installation

- Heating and cooling are supplied centrally for the site by district heating and geothermal use through a contractor.
- Connection/development of the Lorzenpark area by the Ennetsee district heating network from 2027. Energy supplied using gas and geothermal probes until 2027.
- Heating and cooling distribution (Freecooling) via TABS (thermo-active building component system), installed in the concrete ceilings. Exterior temperature sensors are used to control the system.
- Domestic hot water is also heated via the site's central supply.
- Each apartment is equipped with controlled ventilation with heat recovery. Can be controlled per apartment using three-step control.

Apartment flooring

- Floating underlay with impact sound insulation.
- Living, dining, corridor, storage, kitchen and sleeping area: parquet, fine stoneware or natural stone floor tiles.
- Wet rooms: fine stoneware or natural stone floor tiles.
- White wooden skirting board with parquet. Skirting board to suit floor covering with fine stoneware and natural stone tiles.

Apartment walls

- Living, dining, corridor, storage, kitchen and sleeping area: Q3 white plaster walls, painted opaque white or tinted lime plaster, depending on design option.
- Wet rooms: Walls within splash zone up to 2.00 m with fine stoneware or natural stone tiles. Surfaces without tiles feature Q3 white plaster, painted opaque white, or tinted lime plaster, depending on design option.

Apartment ceilings

- Q3 white plaster ceilings, painted opaque white.

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Kitchen fittings

- Exquisite brand-name kitchen from Poggenpohl with quality electrical appliances and integrated lighting. Fronts painted matt satin with laser edges.
- No-handles design +SEGMENTO and Tip-On. Handle for fridge/freezer appliance, colour and ceramic worktop can be selected according to design option. With glass splashback. Additional options for fronts, cover and splashback are available at extra cost.
- BORA Pure induction hob PURU, seamless installation. Oven (V-Zug Comhair V4000 60), steamer (V-Zug V4000 38), dishwasher (V-Zug Adora V4000) with integrated front, fridge freezer CombiCooler (V-Zug V2000 178NI).
- Stainless steel kitchen sink, stainless steel or black tap ware.
- Additional options available at extra cost.

Apartment sanitary fittings

- Wet room with shower: shower system with rain shower from KWC, floor-level shower with glass screen and wall niche.
- Shower and bathroom: Catalano New Zero surface-mounted washbasin incl. KWC washbasin mixer, high-quality vanity unit, wall-mounted mirror cabinet with lighting, Catalano New Zero toilet and fittings (hand towel holder / towel rail and paper holder).
- Wet room with bathtub: KWC shower system, Schmidlin Sola bathtub 80 x 180 cm.
- Guest bathroom: Catalano New Zero surface-mounted washbasin incl. KWC washbasin mixer, high-quality vanity unit, mirror (without lighting), Catalano New Zero toilet and fittings (hand towel holder and paper holder).

Apartment woodwork

- Apartment entrance doors: Oak veneered on stairwell side, lacquered in light grey on apartment side, multi-point locking and spyhole on door.
- Interior doors: floor-to-ceiling timber-frame doors, lacquered light grey and, depending on apartment type, with sliding doors including ceiling guide.
- Doors for ancillary areas outside apartments: Steel frame doors, lacquered with colour coating.
- Closed storage combination as a wardrobe and cleaning storage, with hat rack, clothes rail and adjustable shelves. Coated in white synthetic resin, light grey outside.

Stairs within apartments

- Stairs within two-storey apartments in concrete with coating / floor coverings similar to living, dining and kitchen areas.
- Solid balustrade in MDF, painted white. Oak handrail attached to wall with stainless steel bracket and round rosette.

Stove installation

- For attic duplex on fourth floor (building 19/21) and attic on seventh floor (building 17): freestanding wood heater optional.
- Attic on seventh floor (building 17) with concrete outdoor fireplace.

Apartment outdoor areas

- Floor covering of terrace and balcony with floor framing.
- Additional separate terrace areas on the fourth floor (building 19/21) and seventh floor (building 17) with intensive greening (shrubs/flowers and some gravel surfaces).
- Garden seating area with large concrete pavers.
- Fall protection with metal balustrades.
- Cabinet as separating element on some balconies, galvanized stainless steel construction, including shelves, with colour coating, height corresponding to window lintel height. Closed storage chests instead of cabinets in the garden apartments.
- Wall as separating element on some balconies, seamless design, surface similar to cabinet.
- Terraces on seventh floor (building 17) and fourth floor (building 19/21) with privacy screen on building side thanks to metal wall (height approx. 2.00 m) and additional plant troughs.
- Pergola / terrace covering on fourth and seventh floors with adjustable aluminium louvres, Renson Camargue or equivalent.
- Each apartment is equipped with a weather-resistant and frost-proof garden valve on the balcony/terrace/garden seating area on the south side.

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Washing/drying

- WM / tumble-dryer in every apartment, V-ZUG brand. Adora V2000 model
- Three shared drying rooms with sinks and air dryers in the basement.

Basement/ancillary spaces

- Floor covering cement coating with mineral floor paint.
- Walls sand-lime brick/concrete with silicate coating (white); cannot be viewed.
- Ceiling rough, painted white or wood wool panels with open cable routing.
- Triple socket and basic lighting.

Additional ancillary spaces

- Unheated hobby rooms with washbasins in the basement also available for purchase.
- Sand-lime masonry / rough concrete with silicate coating.
- Ceilings rough with open cable routing.
- Flooring cement-coated with mineral floor paint.

Surroundings

- Shared use of premium surroundings of the CHAMA site with hard surfaces, lawn, trees, children's playground (created in second phase), bike pavilion.
- Parcel lockers for whole site near the ramp building.

Underground garage

- Rough concrete walls, ceiling sprayed dark above approx. 2.20 m, incl. open cable routing. Hard concrete floor covering.
- Parking on second basement level with direct access to the property.
- Parking spaces, width approx. 2.50 m, length approx. 5.00 m.
- Visitor parking spaces above ground on the CHAMA site or in the public area of the underground car park (pooling).
- Tyre cabinet available.

Your preferences

- Three design options, Pure / Elegant / Sustainable, available in the configuration tool. To give future residents an excellent range of options for fitting out their future home, additional material and colour variations are available in the configuration tool and showroom.
- Some apartment types also offer the option of varying the layout or the option to enhance the kitchen design. Premium modifications are labelled with the corresponding additional cost.
- Specific buyer preferences that go beyond the options presented in the apartment configuration tool may be accommodated by agreement and at extra cost, where technically feasible and possible in terms of timing.

Notes

- The short building description is based on the current status of planning and only shows a few key points of the construction project. Expressly subject to change.

We have translated this document into English as a courtesy.

Should there be discrepancies between the interpretation of the German and English version, the German version shall prevail.