

BRIEF DESCRIPTION OF THE PROPERTY

Columbus condominiums, CHAMA site, Cham

COLUMBUS
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Allgemein

- The buildings are certified in line with the requirements of the Minergie standard and SNBS.
- All buildings have direct access to the site's underground car park.
- All apartments are built in line with the specifications of SIA 500.

Façade

- Cladding on the lower section of the façade with fibreglass-reinforced concrete elements.
- Thermal insulation system on floors 1 to 7 with mineral insulation and mineral plaster.
- Continuous horizontal frieze between 4th/5th floors in fibreglass-reinforced concrete.
- Spindle railings on balconies, loggias and tall windows with colour coating in line with architect's colour and materiality concept.

Stairway

- Prefabricated stair elements, flooring with cast stone slabs in line with the architect's colour and materiality concept.
- Doormats in vestibule and at apartment entrance doors.
- Fibreglass wallpaper on walls in line with the architect's colour and materiality concept.
- Q3 white plaster ceiling with mineral paint.
- Spindle railings with colour coating, rectangular oak handrail on both sides.
- Glazed steel entrance door front / stairway window.

Lifts

- Lift with wheelchair access in each stairway.
- Decor in line with the architect's colour and materiality concept.

Locking system

- Mechanical and mechatronic locking system, four keys per apartment.

Windows

- Wood/metal casement windows: light grey painted wood inside, stove-enamelled metal outside, in line with architect's colour and materiality concept.
- Casement windows with tilt and turn fittings.
- One large sliding window per apartment on to balcony/terrace/garden seating area.
- 3-4 section aluminium folding glass wall on courtyard balconies.
- Double glazing in line with building construction component catalogue.
- Skylights 60 x 60 cm with sun protection glass, without sun protection with VSG, opens via electrical drive, closes automatically in rain or high winds.

Sun protection

- All apartment windows have external blinds, electrically driven, without central control, no wind/rain/hail protection.
- Balconies, loggias, garden seating areas with folding arm awning. Two folding arm awnings facing south-west, plus south-facing corner balcony, electrically driven, no central control, no wind/rain/hail protection.
- ZIP control system with resistance class 5.

Apartment room height

- Room height in all areas is a minimum of 250-255 cm.
- Living area of the ground floor apartments is raised by approx. 30 cm.

Internal walls

- Concrete/brick load-bearing walls.
- Non-load-bearing internal walls are lightweight construction, double planked.
- Concrete partition walls.
- Basements/cellars are sand-lime brick, painted white.

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Electrical installations

- Photovoltaic system on roof.
- Main distributor with apartment meters in technical room, power distribution per apartment.
- Lighting in communal areas, on access routes, in entrance hall stairway, lift, surrounding area.
- Video intercom system with electric door opening.
- Lamp points, switches and 3-way sockets (EDIZIOdue white) installed in all rooms, power socket in outdoor area and in cellar.
- Recessed lights in entrance, corridor, kitchen and wet room, electrical connection on ceilings in other rooms as per the electrics plan.
- Connections for electric blinds, kitchen appliances, 2 x RJ45 data sockets in living room, cable ducts in remaining rooms (not kitchen, wet rooms, cellar). Fibre to the Home communications infrastructure.
- Electric car charging point can be selected in the configurator for a surcharge.
- Smart Home: Controls in each room, plus central touch panel for lighting and shading systems and switched power sockets. Can be selected in the configurator for a surcharge and extended as required at own expense.

Heating, ventilation and cooling systems

- Heating and cooling generated by means of a central site supply using district heating and geothermal probes via an external contractor.
- Heating and cooling distribution (free cooling) is via TABS (thermally activated building systems) installed in the concrete surfaces. Control is by outdoor temperature sensors.
- Domestic hot water is also heated via the central site supply using district heating pipelines.
- All apartments are equipped with a controlled ventilation system, with step regulator in the apartment.

Sanitary installations

- Apartment equipment list as per design version and configurator.
- Each apartment has frost-proof garden valve on balcony terrace/garden seating area.

Apartment floors

- Floating underlay with impact sound insulation.
- Living area, dining area, corridor, store room, kitchen and bedrooms: parquet or porcelain stone tile flooring, as per selection in configurator.
- Wet rooms: porcelain stone tile flooring as per selection in configurator.
- White wooden skirting board for parquet, skirting board to match flooring for porcelain and natural stone tiles.
- Additional parquet, porcelain and natural stone variants available in the configurator for a surcharge.

Apartment walls

- Living area, dining area, corridor, store room, kitchen and bedrooms: Walls with Q3 white plaster, painted white, or lime plaster coloured according to the design version.
- Wet rooms: walls in the splash zone with porcelain stone tiles, as per selection in configurator. Remaining wall areas with Q3 white plaster with silicate paint, or lime plaster coloured according to the design version.
- Other porcelain and natural stone options available in the configurator for wet room walls.

Apartment ceilings

- Ceilings with Q3 white plaster, painted white, or lime plaster coloured according to the design version selected.
- Two aluminium curtain rails on all apartment windows, white, recessed in white plaster ceiling, extending beyond the edge of the window by 30 cm where possible.

Kitchen equipment

- Kitchen equipment as per architect's plans.
- Depending on type of apartment, some larger kitchen variants can be selected in the configurator for a surcharge.

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- Exquisite Poggenpohl brand kitchen with high quality electrical appliances and integrated lighting. Fronts semi-matt finish with laser-cut edging. Handle-free concept +SEGMENTO and Tip-On. Handle on fridge/freezer, colour and ceramic work surface can be selected in the configurator as per the design version, gloss-white glass splashback panels.
- Other options for fronts, worktops and splashbacks can be selected in the configurator for a surcharge.
- BORA Pure induction hob PURU, installed flush with surface. Oven with various features, steamer, dishwasher with integrated front, CombiCooler fridge/freezer, V-ZUG brand. Stainless steel sink, stainless steel or black fittings and waste separation system.
- Combi-steamer, wine cooler, warming drawer, Quooker can be selected as an option in the configurator for a surcharge, depending on kitchen type.

Apartment sanitary equipment

- Equipment in wet rooms as per architect's plans.
- WC, counter-top wash basin, base cabinet, mirrored cabinet with light (mirror only in guest WC), some with walk-in shower and built-in drainage channel, 30 x 30 cm alcove and shower partition, some with bath tub.
- Taps, towel holder and/or towel rail and toilet roll holder all included.
- Detailed design of the equipment, taps and fittings as per design version.
- Other designs for taps and fittings and some shower/WC options are available in the configurator for a surcharge.

Apartment carpentry

- Entrance doors: Stairway side oak veneer, apartment side painted light grey, multi-point lock, door peephole.
- Internal doors: full height, painted light grey.
- Ancillary room doors outside apartments: Steel frame doors, with colour coating.
- Combined cloakroom and cleaning cupboard as per architect's plans, coated in white synthetic resin.

Internal stairs

- Wood stairs in two-storey apartments, flooring to match living area, dining area and kitchen.
- Enclosed white MDF banister, CNS handrail.

Fireplaces

- Internal fireplace in attic and duplex apartments on 4th floor can be selected in configurator for a surcharge.
- Fireplace on 7th floor terrace in prefabricated concrete, visible side smooth.

Outdoor spaces

- Flooring with wood grate on terraces/balconies/loggias. Garden seating area with large concrete slabs.
- Metal railings to prevent falls.
- Some with cupboard as partition on balconies, made from sheet steel, galvanised, incl. shelving, colour coated, same height as window lintel.
- Some with wall as partition on balconies, flush-mounted design, same surface as cabinet.
- 7th floor and 4th floor in buildings 19 & 20: terraces with concrete partition wall for privacy.
- Steel pergola/roof terrace canopy, with motorised rotating slats, colour coated, for terrace apartments.

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Washing/drying

- Washing machine/tumble dryer in all apartments, V-ZUG brand.
- Communal drying room with sink and ambient air clothes dryer in basement.

Cellar/ancillary rooms

- Cement-coated floor with floor paint.
- Unfinished walls with silicate paint.
- Ceiling of bare reinforced concrete or wood wool panels with visible cables.

Additional ancillary rooms

- Additional unheated ancillary rooms with sink can be purchased in basement.
- Sand-lime brickwork/rough concrete with silicate paint.
- Unfinished ceiling with visible cables.
- Cement-coated floor with coloured paint.

Grounds

- Letterbox system, incl. video intercom system.
- Additional landscaping as per landscape architect's design and surrounding area plan approved by the local authority.

Underground car park

- Rough concrete walls, ceiling sprayed dark from approx. 220 cm, incl. visible cables.
- Concrete floor.
- Tyre cabinet can also be purchased in configurator if required.

Apartment configurator

- Three designs, Pure/Elegant/Sustainable, are available. In order to offer future residents the best choice of design for their home, buyers can choose from additional materials and colours in the configurator at no extra charge.
- As an additional option, some apartments offer a floorplan variant or the possibility of an extended kitchen design. However, these modifications are chargeable and the relevant surcharge is shown in the configurator.
- In order to offer buyers a comprehensive choice of interior design for their apartment, the configurator includes other exclusive materials available at extra cost, in addition to the high quality materials already included in the list price.
- Individual buyer requests that go beyond the options offered by the apartment configurator cannot be accommodated.
- There are no budget options in the configurator.
- Innerhalb des Konfigurators gibt es keine Budgetpositionen.

All specifications are non-binding and subject to change until construction is completed.