

# OVERVIEW

**COLUMBUS**  
*chama*

|                            |   |
|----------------------------|---|
| <b>Website</b>             | <a href="http://www.columbus-chama.ch">www.columbus-chama.ch</a>  |
| <b>Properties</b>          | 52 condominiums (2.5 to 5.5-room apartments)<br>65 underground parking spaces (with optional charging infrastructure)<br>10 motorbike parking spaces<br>6 ancillary rooms |
| <b>Property split</b>      | 12 x 2.5-room apartments<br>15 x 3.5-room apartments<br>14 x 4.5-room apartments<br>11 x 5.5-room apartments  |
| <b>Address</b>             | Besser Lorzenparkstrasse 17/19/21, 6330 Cham  |
| <b>Occupation date</b>     | End of 2023/Beginning of 2024<br>The definitive occupation date will be advised around four months in advance.  |
| <b>Advice and Sales</b>    | Wechsler Real Estate, Idastrasse 6, 8003 Zürich<br><a href="mailto:columbus@wechsler-re.ch">columbus@wechsler-re.ch</a><br>T 044 974 03 00                                |
| <b>Building contractor</b> | HIAG Immobilien Schweiz AG<br>Löwenstrasse 51<br>8001 Zurich  |
| <b>General contractor</b>  | Halter AG<br>Zürcherstrasse 39<br>8952 Schlieren  |
| <b>Architect</b>           | Züst Gübeli Gambetti<br>Architektur und Städtebau AG<br>Limmatstrasse 65<br>8005 Zurich   |

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| <b>Community</b>               | Cham, located right next to the Lorze river.  |
| <b>Location</b>                | First-class infrastructure and development.   |
| <b>Taxes</b>                   | Tax rate of 59% without church tax / 5th lowest in the canton.  |
| <b>Apartment configuration</b> | Buyers can arrange the interior design of the apartments using a digital apartment configurator. We are also happy to fulfil individual buyer wishes where possible. If additional costs are incurred due to the apartment configuration, the purchase price is adjusted accordingly. |
| <b>Interior finishings</b>     | The interior finishings can also be customised using the fit-out options and materials available in the apartment configurator. In some cases, you can also select enhanced specification standards and floor plan options at an additional cost.                                     |
| <b>Outdoor spaces</b>          | Each apartment has generous outdoor space. Depending on the apartment type, these are designed as balconies, terraces or garden spaces.   |
| <b>Parking</b>                 | Underground parking spaces for CHF 50,000<br>Public parking is also available for visitors.<br>Shared mobility point for the entire site (e-cars, e-bikes, e-cargo bikes, e-mopeds, e-scooters) accessible via an app.  |
| <b>Bikes</b>                   | Bike storage with charging facilities for e-bikes is available in the basement. In addition, there is a well-equipped bicycle workshop, which is accessible to all residents.   |
| <b>Public transport</b>        | The Lorzenpark bus stop is next to the site.<br>Bus line 42 runs every 15 minutes to Cham railway station from there.   |
| <b>Room height</b>             | The room height in all areas is a minimum of 250–255 cm.<br>The living area of the ground floor apartments is raised by approx. 30 cm.  |
| <b>Laundry</b>                 | All apartments have their own washing machines and tumble dryers.<br>Drying rooms are also available to use in the basement.  |

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| <b>Basement</b>            | Each apartment comes with basement space complete with its own power outlet. In addition, there are six ancillary rooms each measuring about 25 m <sup>2</sup> available for purchase.   |
| <b>Lift</b>                | Each staircase has a wheelchair-accessible lift.   |
| <b>Internet provider</b>   | Swisscom fibre optic line available.   |
| <b>Certification</b>       | The complex is SNBS Silver and Minergie certified.   |
| <b>Parcel area</b>         | Parcels can be securely delivered at any time in the parcel area of the CHAMA site.  |
| <b>Co-working</b>          | Enjoy an extended home office right on your doorstep with the co-working space on the CHAMA site.  |
| <b>Application</b>         | You can reserve the apartments online directly via the project website <a href="http://www.columbus-chama.ch">www.columbus-chama.ch</a> .  |
| <b>Reservation deposit</b> | A deposit of CHF 50'000.- (2.5- and 3.5-room apartments) or a deposit of CHF 70'000.- (4.5- and 5.5-room-apartments) payable upon conclusion of the reservation agreement.   |
| <b>Financing</b>           | Financing can be arranged according to the individual needs and desires of the Buyer with the bank or creditor that suits them best. The Team of Wechsler Real Estate works with experienced mortgage partners who come highly recommended and are already familiar with the Columbus project. All direct, personal contacts of the respective banks are specified in the Financing Guidance document ("Wegleitung zur Finanzierung"). The Buyer is responsible for the costs of establishing security on real property for the financing institution. |
| <b>Viewings</b>            | The Team of Wechsler Real Estate is available to provide personal consultation. Access to the building site is not permitted for insurance reasons.  |

### Provisions:

This information is based on the current planning status, the corresponding calculations and the current land registry planning documentation. The Seller reserves the right to make changes and to prior sale. The computer-generated images are intended to provide an impression of the planned new build. These images are only of an illustrative nature in terms of materials, colours, furnishings, building structure and surrounding design and greenery. No liability of any kind can be accepted for any of the plans, drawings, images, 3D views, colour scheme, furnishings and descriptions. The Seller expressly reserves the right to make any changes until building completion. The documentation does not form an part of any subsequent contractual agreements with the Buyer.