NEW-BUILD PROJECT SCHÖNFELS

Lodged ingeniously into the incline, these four buildings ranging from two to three storeys attract immediate attention with their distinctive architecture. Between them, they comprise ten apartments of varying sizes, all with the advantage of a unique outlook onto Lake Zurich and the distant alpine ranges of the Glarus.

The four separate elements blend harmoniously with their surroundings in terms of volume and general proportions. The unequivocal, contemporary architectural language and uniform bricktile cladding present a clear and cohesive visual concept which, viewed in juxtaposition with the existing Villa Schönfels, combine to form an impressive overall ensemble.

Every one of the spacious, terraced units boasts an extra-high oriel window in the form of a two-storey corner bay that links the levels and makes a real feature of the spectacular views.

Inside, the well-proportioned, open living and dining areas are also arranged towards the lake. Floor-to-ceiling window fronts and the immediately adjoining terraces further enhance the feeling of expansiveness. The more intimate bedroom spaces are placed towards the slope-facing side of the apartment, but also enjoy the benefit of appealing views across open spaces.

The penthouse units of the two upper buildings have the added bonus of amazing roof terraces with their own swimming pools.
Oberrieden is situated on the left bank of the lake, just 11 kilometers from Zurich’s city center. Its attractive location on the gently undulating, terraced inclines of the Zimmerberg ridge affords it fabulous vistas of the lake and the Alps. No wonder Oberrieden counts as one of the most desirable residential spots in the region of Zurich. The low tax base is another factor contributing to its appeal.

With around 5,000 inhabitants, the municipality has succeeded in preserving its village-like character to this day. You can still find tranquil old districts set in leafy surroundings. The center itself has a comprehensive array of shops for your day-to-day needs, with various medical practices as well as the Zimmerberg hospital to tend to your health and well-being. Oberrieden has the full range of schooling available locally, from kindergarten to primary and secondary levels.

In terms of transport links, Oberrieden is particularly well served. The community has two stations, both of which have connections every half-hour. The journey to Zurich takes 20 minutes, and barely a quarter of an hour to Zug. By car, you can reach the city in 15 minutes and the airport in about 35 minutes. The motorway junctions in Horgen and Thalwil are a just few minutes’ drive away. Horgen is equally close; from here the lake ferry takes you across to Meilen at 10-minute intervals.

Oberrieden’s appeal is not merely due to its proximity to Zurich. Having the lake and the countryside within easy reach are also important plus points, with the stunning recreational greenbelt on the Zimmerberg ridge and along the Sihl valley providing tempting and varied destinations for leisure activities. Well-known attractions include the wildlife park at Langenberg and the Sihlwald woodland nature reserve.
The Schönfels development will be positioned directly opposite the station at Oberrieden See, making it ideally placed in terms of public transport connections and links to Zurich. The waterfront is about 200 meters distance. Proceeding up the slope, a walk of a few minutes takes you to the village center, where there are diverse shops, a post-office and banks, a pharmacy, the town hall, and numerous other amenities. The second station at Oberrieden Dorf, which is on the line serving Zurich-Zug, can be reached on foot in no more than 7 minutes.

**DISTANCES**

<table>
<thead>
<tr>
<th></th>
<th>Walk</th>
<th>Bike</th>
<th>Drive</th>
<th>Drive</th>
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</thead>
<tbody>
<tr>
<td><strong>Station</strong></td>
<td>1.4 km</td>
<td>7 mins.</td>
<td>7 mins.</td>
<td>9 mins.</td>
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<tr>
<td><strong>Shops</strong></td>
<td>475 m</td>
<td>2 mins.</td>
<td>2 mins.</td>
<td>-</td>
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<tr>
<td><strong>School</strong></td>
<td>570 m</td>
<td>3 mins.</td>
<td>4 mins.</td>
<td>-</td>
</tr>
<tr>
<td><strong>Zurich City</strong></td>
<td>11 km</td>
<td>25 mins.</td>
<td>20 mins.</td>
<td>20 mins.</td>
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<tr>
<td><strong>Zurich Airport</strong></td>
<td>22 km</td>
<td>1h 40 mins.</td>
<td>35 mins.</td>
<td>42 mins.</td>
</tr>
<tr>
<td><strong>Zug</strong></td>
<td>22.5 km</td>
<td>1h 28 mins.</td>
<td>32 mins.</td>
<td>15 mins.</td>
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</tbody>
</table>
1. SBB station See Oberrieden
2. Bus-stop, Oberrieden station
3. Boat jetty, Oberrieden
4. Lakeside restaurant Key West
5. Tamoil petrol station
6. Oberrieden public beach
7. Beach restaurant Schwimmbad
8. SBB station Oberrieden Dorf
9. Bus-stop, Oberrieden Dorf
10. Convenience store Bicki Lade
11. Zimmerberg bank ATM cashpoint
12. Kölli Beck bakery
13. Coop supermarket
14. Bus-stop, Hubstrasse
15. Bus-stop, Mettli (Thalwil)
AVAILABLE FOR PURCHASE
TEN FREEHOLD APARTMENTS
APARTMENT 8A.101
2.5-ROOM UNIT
Levels: 0 & 1

NFA* excluding cellar: 85.0 m²
Cellar / utility room: 28.0 m²
Garage lock-up: 35.5 m²
Exterior space: 22.0 m²

*Net floor area

The right to make changes and modifications to the published details as well as the building specification is expressly reserved. No liability will be accepted.
APARTMENT 8A.201
4.5-ROOM UNIT
Levels: 1 & 2

NFA* excluding cellar: 146.0 m²
Cellar / utility room: 34.0 m²
Garage lock-up: 18.5 m²
Exterior space: 32.5 m²

*Net floor area

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APATMENT 8A.301
4.5-ROOM UNIT
Levels: 2 & 3

NFA* excluding cellar: 134.0 m²
Cellar / utility room: 13.5 m²
Garage lock-up: 43.5 m²
Exterior space: 41.0 m²

*Net floor area

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APARTMENT 8B.401
4.5-ROOM UNIT
Levels: 3 & 4

NFA* excluding cellar: 149.5 m²
Cellar / utility room: 19.0 m²
Garage lock-up: -
Exterior space: 41.5 m²

*Net floor area

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APARTMENT 8B.501
4.5-ROOM UNIT
Levels: 3, 4, 5 & 6

NFA* excluding cellar: 185.5 m²
Cellar / utility room: 55.0 m²
Garage lock-up: -
Exterior space: 147.0 m²

*Net floor area

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APARTMENT 10A.101
2.5-ROOM UNIT
Levels: 0 & 1

NFA* excluding cellar: 85.5 m²
Cellar / utility room: 27.5 m²
Garage lock-up: 38.0 m²
Exterior space: 22.0 m²

*Net floor area

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APARTMENT 10A.201
4.5-ROOM UNIT
Levels: 1 & 2

NFA\* excluding cellar: 146.0 m²
Cellar / utility room: 22.5 m²
Garage lock-up: 32.0 m²
Exterior space: 34.5 m²

\*Net floor area

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APARTMENT 10A.301
4.5-ROOM UNIT
Levels: 2 & 3

NFA* excluding cellar: 134.0 m²
Cellar / utility room: 13.5 m²
Garage lock-up: 44.5 m²
Exterior space: 41.0 m²

*Net floor area

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APARTMENT 10B.401
3.5-ROOM UNIT
Levels: 3 & 4

NFA* excluding cellar: 126.0m²
Cellar / utility room: 33.5 m²
Garage lock-up: -
Exterior space: 43.0 m²

*Net floor area

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APARTMENT 10B.501
4.5-ROOM UNIT
Levels: 3, 4, 5 & 6

NFA* excluding cellar: 177.5 m²
Cellar / utility room: 42.0 m²
Garage lock-up: -
Exterior space: 140.0 m²

*Net floor area

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UNDERGROUND GARAGE
LEVEL 1

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UNDERGROUND GARAGE

LEVEL 2

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BUILD SPECIFICATION IN BRIEF

FLOOR COVERINGS / CEILINGS / WALLS
- Solid construction in concrete and brick
- Base flooring, ceilings, partition walls to the units and terraces in reinforced concrete
- Exterior walls and load-bearing interior walls in brick or reinforced concrete
- Partition walls (non-supporting) either in brick or light frame or plasterboard construction

FAÇADE
- External thermal insulation with brick-tile cladding, color in accordance with the architect’s specification
- Insulation thickness in accordance with Minergy (eco-efficiency rating) standards

WINDOWS
- Wood and metal-frame windows with triple insulating glass; interiors painted white, exteriors in accordance with the architect’s specification
- At least one turn-and-tilt mechanism per room; garden units and terrace doors from the living areas have at least one lift-and-slide mechanism in accordance with the architect’s plans

ROOF
- Flat-roof construction (not accessible) with thermal insulations; extensively planted
- Drains and guttering in stainless steel or aluminium, color in accordance with the architect’s specification

LIFT INSTALLATION
- Wheelchair-accessible lift with passenger cabin for approx. 8 persons (630kg)

DOORS
- Entrance doors to the units in wood and metal with three-point security lock mechanisms, rubber insulating strips, spyglass, stainless steel door-handle, fitted security escutcheon plate
- Interior doors have flush inset metal frames in white; door panels of tubular chipboard with synthetic resin veneers; stainless steel doorhandles

SUN BLINDS
- Laminate slatted blinds in all bedrooms with motorised operating system (wall switches); vertical textile blinds with motorised mechanism at terrace access points in the living/dining rooms
- Seating areas and terraces have electrically operated sun awnings

HEATING
- Eco-friendly and emission-free heating system sourced by geothermal probe
- Heat distribution via low ambient temperature underfloor heating in all living areas with separate supply and meters to each unit; individually regulated via thermostats in each room

VENTILATION
- Mechanical extraction from enclosed spaces such as wet-rooms, utility rooms and cellars without windows (in accordance with regulations and the technical systems engineer)
- Ventilation to the underground garages in accordance with the specification of the technical systems engineer

SANITARY INSTALLATIONS
- High-end sanitary wares and fixtures according to the separate list of fittings and selection charts
- Showers have flush floors with inbuilt drains and glass partition walls in all units
- Vanity units with integral lighting
- Washer-dryer stack supplied to each unit with separate washing machine and tumble dryer, as well as separate cold and hot water meters

KITCHEN FITTINGS
- Modern fitted kitchens with high-end appliances in accordance with the detailed plans and full description supplied by the kitchen fitter
- Additional joinery according to architect’s specification
- Same veneers to the fronts and visible parts as in the kitchen units

CUSTOM-MADE JOINERY
- Fitted wardrobe including clothes rail, hat shelf and shelving unit in the entrance hall of every unit; additional joinery according to architect’s plans
- Same veneers to the fronts and visible parts as in the kitchen units

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ELECTRICAL INSTALLATIONS
- At least one triple socket, including one switch-operated lamp socket, in each room as well as one multi-media socket
- LED embedded downlights in the corridor areas and kitchens as well as in the wet-rooms and storerooms
- Gardens and terraces each have an exterior light fitting with switch plus an external socket
- Video-intercom entry system with electronic door-opening mechanism
- Smart-home wiring for lights and blinds with simple-to-use controls via smartphone or switch

KITCHEN FITTINGS
- Lawns and planting in accordance with the landscape designer’s specification
- Lighting to the footpaths in accordance with the architect’s concept
- Visitors’ parking spaces and bicycle racks in accordance with the architect’s plans

VENTILATION
- Mechanical extraction from enclosed spaces such as wet-rooms, utility rooms and cellars without windows (in accordance with regulations and the technical systems engineer)
- Ventilation to the underground garages in accordance with the specification of the technical systems engineer

PAINTED SURFACES
- Walls and ceilings have white rendering (quality standard Q3)
- Walls and ceilings in the cellars and garages are painted, or skimmed in those areas where cellars are a part of the unit

FLOOR / WALL COVERINGS
- Parquet floors laid in all living, dining and bedroom areas (including kitchen and hallway) in accordance with separate selection charts
- Composite stone tiles on floors and walls in the wet-rooms, wall tiles only supplied around appliances up to a height of 1.20m or to ceiling in shower areas in accordance with the separate selection chart
- Paved seating areas and terraces laid out with weatherproof composite stone tiles in accordance with the architect’s specification

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PURCHASE CONDITIONS

Transfer of ownership
On completion in fall 2022

Purchase offers and financing
Purchase offers must be submitted with evidence of financing on the part of a Swiss financial institution.

Depending on the buyer’s individual requirements and wishes, the financing can be secured with the bank or credit provider of their choice. The developer has connections with a number of credit providers who are acquainted with the project and who have financed it.

Reservation
A reservation fee of CHF 50,000 is payable on signature of the reservation contract.

Purchase process
A deposit equal to 30% of the sales price is payable for the land portion and preliminary work on official signing and exchange of the sales agreement. The remainder is due in instalments in accordance with the terms of the contract at various stages of the project’s completion. An irrevocable promise of payment in respect of the entire purchase process must be submitted on official exchange of contracts.

PROPERTY OFFERED
Schönfels Oberrieden

Sales price
The sales price includes all work and any associated delivery, share of ownership of the land parcel, site preparation and landscaping, service and utility line connections, and any fees and charges payable prior to the handover of the keys on completion of the project in accordance with the building specification.

Purchaser’s requirements
The purchaser’s individual demands or any deviations from the standard finishes are not reflected in the final purchase price and will be charged in addition to a 15% project management supplement. Subject to construction phase, individual requests in respect of finishes and alterations are gladly accepted provided they do not impact the façade or landscaping. Contractors and handymen employed on the project have overriding priority.

Interior design
Materials, colors, textile and furnishings impart a unique character and should be chosen to create surroundings you feel at home in. We can assist you in this respect, be it in the choice of kitchen, bathrooms, or wall and floor coverings. We are more than happy to accompany you to the corresponding trade fairs and showrooms of our suppliers and gladly offer support by placing our experience and know-how at your disposal. It would be our pleasure to put together an interior furnishing and design concept tailored to your own particular tastes and vision – whether for individual areas or for the entire apartment. You can discover more about the various options available in a personal discussion.

AREA INFORMATION
Schönfels Oberrieden

Net floor area
The net floor area (NFA) consists of the main usable space according to building standards dictated by the Swiss Association of Engineers and Architects (SIA 416), which comprises all habitable rooms excluding any fixed constructions - including fitted wall cupboards, dry wall constructions (surface areas of the walls are calculated into the adjoining rooms), and service areas and ducts (lifts, stairs) inside the unit - plus ancillary rooms such as, for example, utility rooms, larders or pantries, store rooms, hobby or craft rooms, conservatories, and hallways in the basement provided they fulfil the following conditions overall:

- they are situated inside the insulating perimeter
- they are directly accessed from the unit
- they are directly or indirectly heated
- walls and floors have basic finishes (rendering and skimming with or without a coat of paint)

Exteriors:
The outside area consists of the entire surface area of the exterior space to which exclusive rights of use are assigned. In addition to patios and terraces, this includes parts of the exterior surroundings and garden.

DISCLAIMER
Schönfels Oberrieden

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