



AUREA LAGO

NOT A HOME. A MASTERPIECE



TECHNICAL BUILDING DESCRIPTION



LAKEXCLUSIVE

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1. Introduction

1.1 Architecture

On the site stands a building from the 1990s which no longer meets present-day requirements. New energy and social developments demand a renovation of the property, including a redesign of the facade with extension and improved energy standards. The new facade has been crafted with respect for its surroundings and in harmony with the nearby buildings. The extension features a regular shape, with no prominent projections, creating the impression of a single unified facade across the entire south side.

The commercial area is located on the first floor and is conceived as a single flexible space adaptable to various commercial needs.

The residential area (primary residences) extends across the other floors, with 4 apartments per level except for the top floor, where 3 large penthouse apartments (atticas) are planned.

1.2 Construction

The building materials are used strategically to optimise building performance, durability, and energy consumption.

The interiors are primarily divided into a central technical area consisting of bathrooms and utility rooms, serving the more prestigious surrounding spaces such as bedrooms and living areas. The external volume reflects almost entirely the existing structural layout in order to minimise intervention and ensure a rational construction approach.

1.3 Energy

The renovation aims to achieve a high energy rating. The target is the CECE AA standard, which ensures compliance with strict energy parameters and promotes sustainable materials and construction methods.

Furthermore, achieving the CECE AA standard enables the application of the 5% SUL bonus under Article 40a of the Swiss Energy Act and Article 40 of the Spatial Planning Act.

1.4 Building Services

The project includes the reuse of the existing heat pump located in the building's second basement floor. A photovoltaic system (15.6 kWp) will be installed on the uppermost roof, while thermal panels will replace the heat pump's previous heat supply function from the former south-facing solar facade.

2. Building Envelope

2.1 Exterior Facade

The load-bearing structure of the exterior walls will be preserved and overclad with an additional insulation layer to meet energy standards. A minimum thickness of 24 cm EPS (Swisspor Lambda weiss or similar) is assumed, finished with a Marmoran / Sto system or equivalent, including mesh embedding and a 5 mm grain finish. Final colours to be defined in an NCS shade.

2.2 Glass Facade

The facade windows and doors will be fitted depending on their respective use and consist of thermally broken aluminium frames with triple glazing and laminated safety glass, ensuring maximum energy and spatial comfort. Sliding doors and windows will be flush-fitted to the floor level to create seamless indoor-outdoor transitions free of barriers.

Loggias will be enclosed with bright sliding glazing panels, designed to protect from wind and ensure high thermal comfort, despite not being heated.

2.3 Flat Roof

The flat roof will be fully waterproofed and insulated according to SIA 271 standards to optimise performance. All metalwork will be in 0.8 mm thermo-lacquered aluminium sheet metal, bent and dimensioned according to structural details, with welded joints and fittings.

2.4 Sun Protection

North and south sides will have different shading systems. On the north (bedroom) side, motorised aluminium blinds will ensure complete privacy and full blackout. On the south side, Grisser Lamisol blinds will be installed to provide optimal solar protection while maintaining partial external visibility.

2.5 Railings

Balustrades will be made from laminated safety glass in compliance with regulations. Private garden boundaries will feature metal mesh fencing with climbing plants.

3. Interior Works

3.1 Structural Works

Interventions to the structure will be minimised to prevent loading impact and reduce the need for new load-bearing elements.

3.2 Partition Walls

Non-load bearing walls will be built using Knauf metal studs with internal insulation and double-sided plasterboard, ensuring efficient installation, acoustic comfort, and reduced construction time.

3.3 Doors

Interior doors: MDF frame, 40 mm thick, multilayer soundproofing, frames in MDF, dimensions 70–80 / 210 cm, finishes and colours per customer choice.

Entrance doors: T30 fire-resistant, 60 mm thick, dimensions 90 / 210 cm, high acoustic resistance, spy viewer, security lock, Glutz TOPZ handle set.

Interior door price incl. VAT: CHF 1'000

Apartment entrance door price incl. VAT: CHF 2'300

4. Interior Finishes

4.1 Interior Walls and Ceilings

Finished to Q3 quality standard, painted in water-based NCS 0500 white, with individual colour customisation possible.

4.2 Bathrooms

Premium ceramic or porcelain stoneware tiles in matte or glossy finish, including baseboards and silicone joints. Selection provided from extended ranges such as Marazzi.

Wall tiles: from CHF 120/m² incl. VAT

4.3 Floor Coverings

Living area: Porcelain stoneware tiles in large format – CHF 120/m² incl. VAT Bedrooms: Parquet – CHF 180/m² incl. VAT

Loggias: Elevated exterior tiles with ventilation gap for drainage

Living area: Porcelain stoneware tiles in large format, Price incl. VAT: 120 CHF/m²

Bedroom interior cladding, parquet Price incl. VAT: 180 CHF/m²

5. Appliances

5.1 Kitchens

Maximum adaptability is ensured for the kitchen, which should meet specific, individual needs, to achieve an optimal and high-quality solution. The customer also has the freedom to choose the type and number of Miele and V-Zug household appliances. For smaller apartments, there is the possibility of installing a large in-line kitchen, while in larger apartments, there is the option of adding a separate island, which can accommodate a sink or cooktops.

Kitchen 2.5 Room Apartment: Price incl. VAT: 20,000.00 CHF

Straight-line kitchen 3.5 Room / 4.5 Room Apartment: Price incl. VAT: 25,000.00 CHF

Kitchen with island 4.5 Room / 5.5 Room Apartment: Price incl. VAT: 30,000.00 CHF

5.2 Sanitary Installations

Particular emphasis is placed on using high-quality and aesthetically pleasing sanitary facilities and accessories in the project. The buyer has a wide selection of high-quality brands. The 2.5-room apartments feature a single large bathroom with a double sink, toilet, and shower, while the 3.5, 4.5, and 5.5-room apartments have three bathrooms, two of which are located within the bedrooms and one is intended for guests. Each of these apartments has a main bathroom with the possibility of installing a bathtub and a bidet.

Bathroom Apartment 2.5 Rooms: Price incl. VAT: 8,000.00 CHF

Bathroom Apartment 3.5 Rooms / 4.5 Rooms Apartment Type: Price incl. VAT: 25,000.00 CHF

Bathroom Apartment 4.5 Rooms / 5.5 Rooms Penthouse: Price incl. VAT: 30,000.00 CHF

5.3 Television

A TV antenna system with Abyweig distribution is planned for each apartment, capable of receiving all channels distributed by the supplier. Amplifiers, cables, and all other equipment comply with the relevant applicable standards.

5.4 Video Intercom System

The selected video intercom system enables efficient access control. A video intercom (B-Ticino or Comelit) is installed in the access areas for each residential unit, while an LCD monitor is provided in the apartment next to the entrance door. The system is equipped with power supplies, amplifiers, cables, junction boxes, and all other accessories necessary for perfect operation.

5.5 Security

In jede Wohneinheit kann eine perimetrische und volumetrische Einbruchmeldeanlage integriert werden, die die wesentlichen Anforderungen der EG-Richtlinien erfüllt.

5.6 Elevators

The building has 2 elevators that serve the 19 apartments simultaneously. The latest generation electromechanical elevators have low energy consumption, with a capacity of 4–5 people, with an interior cladding of white glass and stainless steel buttons.

They are equipped with a safety device and an alarm in accordance with the applicable regulations.

The cabin size is certified and complies with the SIA 500 standard for disabled access.

6. Installations

6.1 Heating

The building is equipped with two water-to-water heat pumps for domestic hot water. Room heating is provided by individual radiators to optimize the existing system and shorten the heating-up time of the apartments due to the high energy efficiency of the thermal envelope. Consumption is recorded separately per unit. Solar collectors are planned on the roof to contribute to hot water production.

6.2 Ventilation



The project includes gentle mechanical ventilation for heat recovery and a constant air exchange in the rooms. Each apartment has its own internal ventilation unit for the independent control of each unit.

6.3 Plumbing

The system is implemented in accordance with applicable regulations and in cooperation with industry specialists. The drainage pipes for clear and wastewater are made of PE GEBERIT and SILENT and are covered with special sheathing according to the technical specifications. The vertical pipes for the supply of cold and hot water are made of stainless steel, starting from the inlet battery up to the distribution boxes in each individual apartment. Furthermore, the distribution and connection of each individual sanitary fixture is planned with an OPTIFLEX or similar system. The main pipes, both for wastewater and supply, are insulated according to specific standards. All drains from roofs and terraces are made of PE GEBERIT and SILENT and are laid in specific sections or within the structure. The WC systems are installed with a soundproofing seal, a double-button flush cistern, and a toilet seat with a soft-close mechanism. The ceiling pipes are insulated (to prevent heat loss) and provided with a PVC coating of 30 mm thickness.

6.4 Electrical Installations

The electrical system project, created by an electrical engineer, will include a main switchboard for the power supply of the entire building, equipped with meters for each individual apartment. Each apartment will also have an independent distribution panel with automatic and safety devices. The secondary distribution in each apartment will be



done with a conventional system for supplying video intercoms, sockets, and switches (Brand: Feller Model: Edizio), provided in a number appropriate for the high standard of the building. The planned LED lamps are of the type. In addition, light fixtures are provided for common areas and terraces, where an external socket is positioned. The interior lighting can be dimmed according to the customer's wishes. It is also possible to integrate an alarm system or security cameras for the apartments (wired during execution). N.B. Special requests such as KNX building technology can be integrated but are not planned and require an extra charge to be borne by the customer. Each residential unit is prepared for a future independent telephone connection (ADSL-Bluewin).

7. Additional Information

7.1 Warranty

All work will be carried out in accordance with regulatory requirements and associated works. Warranties: Visible defects 2 years, hidden defects 5 years.

7.2 General Provisions

Please note that all additional costs are subject to VAT, and a tax of 10% as well as an additional fee of 5% will be levied. Unused consultation fees are non-refundable and are due at the end of the consultation period for the transfer of ownership.

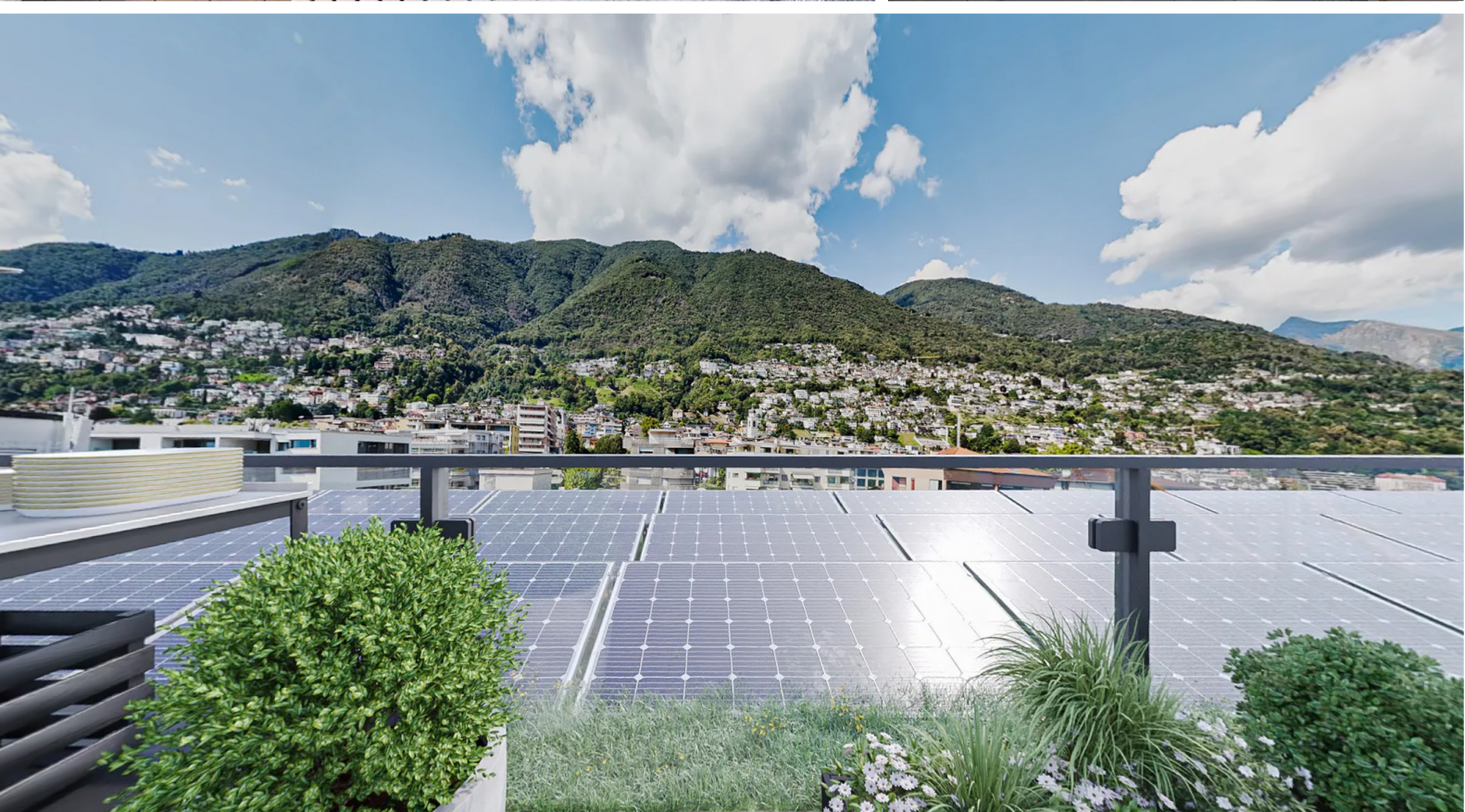
7.3 Reservations

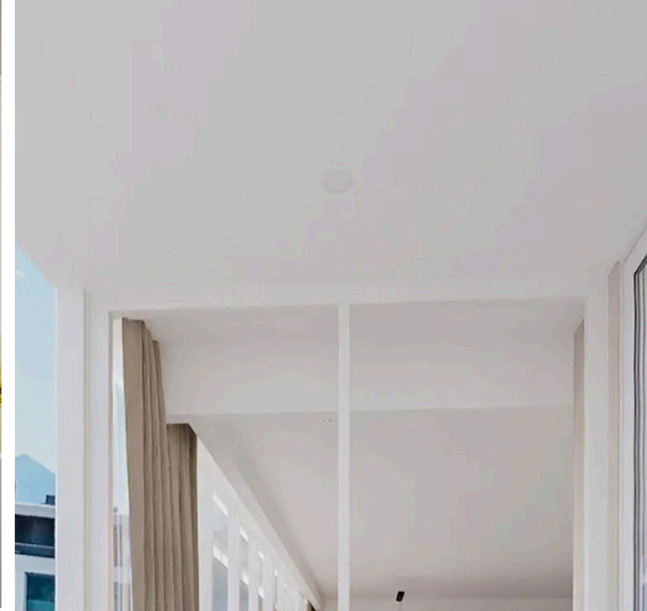
All minor project changes resulting from regulatory requirements that do not affect the use of the building and do not entitle the buyer to a reduction in the purchase price or to direct or indirect subsequent claims are permitted. Cracks up to 0.5 mm are within the tolerance range. All illustrations and perspective renderings are for information only; changes are expressly reserved.

7.4 Principle of Customization

The basic construction described above generally applies. To allow for the consideration of individual wishes, the buyer can, by agreement, commission the architect to make changes at their own expense, provided that the progress of construction and compliance with building regulations allow it.

- Sanitary appliances
- Kitchens
- Floor coverings
- Bathroom wall coverings
- Built-in wardrobes
- Interior plaster and paint







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