

EXPANSION AND MATERIALS

CLARASTRASSE 57

Façade

- Street-facing façade: enamelled glass between front windows, black green; fibreglass-reinforced concrete elements or glass blocks in places
- Courtyard-facing façade: plastered exterior insulation, 1.5 mm abrasion, painted light grey
- Façades around the stairwell: ceramic façade panels, glazed, moss grey

Windows/doors

- Windows: combined wooden and metal windows, triple-glazed, white interior, black exterior
- Duplex apartments: skylights above the stairs and in the bathroom (7th floor)
- Curtain rails: simple, in front of each window
- Entrance door to the apartment: steel frame, interior painted white
- Room doors: steel frame, painted white

Blinds and awnings

- Windows: slatted blinds, aluminium, electric
- Balconies: vertical awnings made of fabric, light grey
- Terraces: fabric awning, light grey

Outside areas:

- As per floor plan
- Balconies on the 4th, 5th and 6th floors (courtyard-facing): steel frame with a balcony slab, wire mesh partitions; picket railings
- Terraces on the 6th floor (street-facing)/7th floor (courtyard-facing): laminated safety glass partitions with matt film; walled balustrade
- Communal outdoor area in the inner courtyard with seating, bicycle parking spaces and play equipment (access via Clarastrasse)

Walls/ceilings

- Ceiling: skimmed plaster, painted white
- Walls: 1.0 mm abrasion, painted white
- Ceiling height on the 4th and 5th floors: approx. 2.45 m
- Ceiling height on the 6th floor: approx. 2.50 m
- Ceiling height on the 7th floor: from approx. 2.45 m to 3.7 m (with sloping roof)

Floor coverings

- Living/dining/bedroom: parquet flooring with parallel design, oak, sealed, white wooden skirting
- Duplex apartments:
 - Living/dining/bedroom: ship deck-style parquet flooring, oak, cream, white wooden skirting
 - Kitchen, 5.5-room duplex apartment: 30 x 60 cm ceramic tiles, grey
 - 7th floor veranda: 30 x 60 cm ceramic tiles, grey
- Balconies: prefabricated concrete slab
- Terraces on the 6th floor (street-facing)/7th floor (courtyard-facing): 40 x 40 cm cement slabs
- Verandas, duplex apartments on the 7th floor: 30 x 60 cm ceramic tiles, grey

Cloakrooms

- As per floor plan
- Adjustable shelves
- Door panels: artificial resin coating, white

Kitchens

- Cupboard doors: artificial resin coating, matt white; bow handles
- Skirting: recessed, same colour as cupboard doors
- Kitchen work surfaces: natural stone, nova black
- Back wall: Glass wall, white, glossy; with 3-way plug socket and lights on overhead cabinet
- Appliances: extractor hood, glass ceramic hob (induction hob in duplex apartments), oven, refrigerator with separate freezer compartment, dishwasher (appliances from V-Zug)

Wet rooms

- Floor: 30 x 60 cm ceramic tiles, grey
- Walls: 30 x 60 cm ceramic tiles, grey
- Mirrored cabinets in all bathrooms (apart from the guest WC in 5.5-room apartment with mirror and light)
- Sanitary appliances: ceramic, white
- Shower: glass partition wall with a glass door, attached to shower tray
- Duplex apartments: additional cabinet with four drawers under the sink

Washing/drying

- Private washing machine and dryer (from V-Zug) as per floor plan
- For apartments without private washing/drying facilities, there is a communal laundry room on the same floor

Electrical installations

- Doorbell with intercom system and video
- Fibre optics in every apartment, tenant chooses between the providers and takes out a subscription
- Multimedia socket outlet with 2x RJ45 jacks
- Multiple 3-way plug sockets and switches in the rooms
- Ceiling connections in each room and recessed luminaires in the entryway and bathrooms
- Balcony lights

Cellar

- Each apartment has an assigned space in the cellar
- Wooden slat partitions with cylinder locks
- Direct lift access to the 3rd basement floor

Heating and ventilation

- Underfloor heating (individually regulated in each room via thermostatic valve)
- Heat generated by district heating
- Ventilation: simple, centrally controlled apartment ventilation

Lift

- 2 passenger lifts from the 3rd basement floor to the 6th floor (fully accessible)

Parking facilities

- Limited number of parking spaces available in the underground car park
- Extensive bicycle parking in the underground car park and inner courtyard