



BUILDING SPECIFICATION

BUILDING LOCATION

- Commune of Champéry - Parcel 1924

BUILDING PLAN

- A residential building of 11 apartments built on 4 floors
 - Ground Floor - 2 x 3 bed apts & 1 x 2 bed apt
 - First Floor - 2 x 3 bed apts & 1 x 2 bed apt
 - Second Floor - 2 x 3 bed apts & 1 x 2 bed apt
 - Third Floor - 2 x 2 bed apts

CONCRETE

- Foundations and sills in reinforced concrete. Exterior walls and parts next to the earth in reinforced concrete, thickness 18 cm
- Other walls in cement bricks, thickness 13 cm to 23 cm
- Phonic separators, conforming to Swiss construction regulations built in between apartments

ROOF

- Dark brown/black roofing tiles
- Gutters & drain pipes in copper
- Chimney pots in copper
- Sky-lights according to plans with interior blinds

THERMAL & PHONIC INSULATION

- On walls, glass wool with vapour barrier 120 mm
- Slabs on basement and floors, with polyurethane panels 40 mm
- Roxon or similar, floating screed coat of 60 mm
- Attic roof - insulation 140 mm

HEATING INSTALLATION

- Oil based central heating system (shared with Chalet B) with hot water production by combined boiler. Heating in apartments by under-floor heating
- Individual temperature control in each apartment

CARPENTRY

- Traditional wooden roof beams in brushed natural fir, two sided roof, interior side roof finishing in brushed pine slats of different widths, natural side turned to the interior

EXTERIOR CARPENTRY

- Windows and sliding doors in wood with high quality insulated glass
- All exterior facade openings covered by either blinds or shutters
- Balconies made from cedar or larch
- Exterior wall covering in old wooden slats with active joints fixed horizontally
- Balconies and terraces on ground floor covered by streaked wooden flooring type IPE ITAUBA thickness 25 mm

INTERIOR CARPENTRY

- All carpentry in fir, tinted, slats fixed horizontally
- Front door : semi-acoustic, assembled panels, tinted (fixed door frame)
- Communication doors, 2 sided assembled panels, tinted, (false door frame)
- Cupboards : interior melamine, exterior sides assembled panels, magnetic closure, tinted (height 240 cm)
- Joints between slats and ceiling using negative joint

PLASTERWORK

- Internal separating walls of ALBA width 8 cm
- All brick walls and ceilings plastered over

PAINTWORK

- All woodwork, doors, frames, exterior sides of cupboards protected by 2 layers of varnish, tinted
- All interior walls plastered and covered with a rendering
- Bathroom ceilings : plaster render painted with washable acrylic paint

- Salon, kitchen, hall, bedroom ceilings painted with matt white dispersion

ELECTRICITY

- Consumer unit in basement with individual meters
- 2 switches, 3 triple sockets and 1 light per bedroom
- Halls, passage-ways - 2 switches, 2 sockets
- Salon - 2 switches, 3 triple sockets, one of which is controllable
- Kitchen - 1 switch, 1 socket, 1 triple socket
- Kitchen electrical connections and appliances - fridge, oven, microwave, ventilation and dish-washer
- Lamps are not included
- Ceiling spot lights in kitchen and halls, passage-ways
- TV (cable) and TT switches in lounge and master bedroom
- Sound - two empty tubes placed in the walls for sound system in the salon

FLOOR AND WALL SURFACES

- Floor salon - tiled &/or parquet
- Floor kitchen and bathrooms - tiled
- Floor bedrooms - parquet
- Walls bathrooms - tiled wet areas, painted elsewhere
- Ceilings bathrooms - plaster render painted with washable acrylic paint
- Decorations
 - Are plus-values for the client
- Skirting boards - made from fir wood, natural varnish in hall, passage-ways, salon, bedrooms and kitchen

KITCHEN (see detailed plans)

- Low level cupboards containing:
 - 1 Siemens vitroc ceramic cooking surface
 - 1 Siemens fridge with freezer
 - 1 Siemens dish-washer
 - 1 Siemens self-cleaning oven
 - 1 Siemens microwave oven
 - 1 dustbin
- Granite work surface on all counters
- 1 sink
- High level cupboards
 - 1 Siemens ventilation system with evacuation to exterior

- Cupboard shelves
- Bar elements
- Exterior sides of cupboards in real wood

CHIMNEY

- Fitted in salon area

VENTILATION

- Mechanical ventilation for all bathrooms with no window

CELLARS

- One large cellar per apartment (including triple socket for freezer) is included within the purchase price of each apartment

CLEANING

- A general cleaning of the building and the apartments will be carried out at the end of the construction before keys are handed over

PARKING PLACES

- Two (CHF30,000.- per place) underground parking spaces are included within the purchase price of each apartment

COMMUNAL AREAS

- Lift
- Client reception area
- Depot - for pushchairs, bikes
- Ski depot - including boot dryers
- Depot - for caretaker
- Utility room
 - Industrial use washing machine Siemens and drying machine Siemens
- Heating room (boiler shared via building B)
- Electricity room - individual meters for each apartment
- Stairwell - carpet/tiles, white rendered walls
- Nuclear shelter (Swiss building regulations)

EXTERIOR

- Landscaped garden: grass lawn, bushes and shrubs planted around the building

- Trees planted in front of Palladium wall
- Custom bike cleaning area (for mountain bikes users)
- Possibility for ground floor apartments to have a hot tub installed (plus value) on the outside terrace

CHANGES TO SPECIFICATION

- Amendments to plans are not possible.

LANGUAGE

- This document is a translation. The French version is the only legally binding version.