

# RESIDENCE «TSATELA»

## SPECIFICATIONS

<b>Location</b>	St-Luc, Val d'Anniviers, VS
<b>Road</b>	Route principale, location name « Tsatelett »
<b>Plot</b>	1490
<b>Number of buildings</b>	2
<b>Number of flats</b>	14 flats
<b>Parking spaces</b>	15 covered 3 outdoor
<b>Type of construction</b>	traditional construction with peripheral insulation, natural stones, old wood
<b>Construction period</b>	18 months from concreting

## GENERALITIES

The entire construction complies with the SIA standards and the manufacturers' specifications for all the materials indicated on the plans and in the present technical description.

## LOAD-BEARING STRUCTURE

(guaranteed by the civil engineering office)

- > **Car park slab** : Reinforced concrete
- > **Walls** : Reinforced concrete and bricks
- > **Floors** : Reinforced concrete slab
- > **Roof** : Fir wood framework, glued laminated purlins and joists, under-roof panelling in brushed fir strips on the inside.
- > **Drainage** : Roof water discharged through copper gutters into wells, separate waste water. Run-off water drained along the walls into shafts, separate waste water.

## INSULATION

- > **Basement** : 10 cm insulation under the floor slab - 8 cm insulation on the slab in heated areas, 7.5 cm cement screed.
- > **Facade walls Ground floor** : Masonry walls, vapour barrier, 16 cm external insulation.
- > **Floor Floors** : 5 cm sound insulation on slab - 7.5 cm cement screed.
- > **Front walls First floors** : Masonry walls, vapour barrier, 16cm external insulation.
- > **Roof** : 16 cm insulation on rafters according to standards.
- > **Windows** : Double insulating glass, coefficient 1.0 W/m<sup>2</sup>K..

## EXTERIOR APPEARANCE

- > **Facades (base)** : Facing stone, including external retaining walls (see facade plans)
- > **Façades Floors** : Old wood slats, width 15-20 cm in a row, laid horizontally.
- > **Balconies** : Balustrade in natural larch including covering board at the head of the slab in old wood. Wood composite floor on concrete slab, drainage slope.
- > **Terraces** : Cement slab floor laid on parking slab or invert with drainage slope
- > **Roofing** : Tiled roofing. Photovoltaic solar panels according to energy standards.
- > **Tinsmithing** : Copper panels, heating cables on the common electric meter.
- > **Exterior walls** : Reinforced concrete backsplash.

# INTERIOR APPEARANCE

## GENERAL

- > **Windows** : Fir frames with a natural look and two coats of varnish, HOPPE AMSTERDAM type handles. Some flats are equipped with sliding doors. Some doors or windows are tilt and turn for ventilation, see architect's plan of facades. Sliding windows in natural-looking fir with two coats of varnish.
- > **Communication doors** : Door with 2 assembled panels in brushed fir. Frame, sub-frame and embrasure in brushed fir, handle type HOPPE AMSTERDAM.
- > **Landing doors** : In heavy EI 30 panels with soundproofing, faces with 2 assembled panels stained in brushed fir, handle type HOPPE AMSTERDAM. Installation of a peephole and bell. Electronic locking system with hotel type chip badge.
- > **Cupboards** : Fronts in brushed fir, interior in white laminate.
- > **Stairs of the duplexes** : Oak steps as for the parquet flooring, brushed fir stringers and balustrade, 2 coats of clear varnish. 2 coats of colourless varnish.
- > **Framework** : The visible purlins and rafters will be in fir, colourless varnished in 2 coats. The panelling will be in brushed fir, colourless varnished in 2 coats. The attics will be equipped with VELUX, see architect's plan.

## BATH – WC – SHOWER

- > **Floor** : Tiles, price of supply including VAT CHF 60/m<sup>2</sup>, joints in the same colour. Straight laying. Additional charges for formats larger than 30x60 cm.
- > **Walls** : Tiles up to the ceiling, price CHF 60/m<sup>2</sup> TTC. For the attics, height 240 cm, the balance above in plaster ribbed 1.5 mm white. The walls of the showers and baths are covered with a specific waterproofing. The mounting is straight. The joints are made with cement in the same colour. The edges of the protruding corners in the walls are made with aluminium finishing profiles.
- > **Ceiling** : Smoothing plaster and white matt dispersion except for the attics.
- > **Ventilation** : Mechanical extraction in the roof.

## HALL – KITCHEN – STORAGE ROOM

- > **Floors** : Tiles at prices of CHF 80/m<sup>2</sup> including VAT. The joints are made of cement in the same colour.
- > **Walls** : 1.5 mm white ribbed plaster.
- > **Ceilings** : Smoothing plaster and white mat dispersion except in the attics.

## BEDROOMS – LIVING ROOM

- > **Floors** : BELCOLOR tradition 14 mm oak parquet, 3 layers of wear + oak skirting boards.
- > **Walls** : 1.5 mm white ribbed plaster. Headboard in brushed fir strips, width approx. 20 cm, laid horizontally. One wall of the living room (party wall) in brushed fir planks, width approx. 20 cm, laid horizontally.
- > **Ceilings** : Smoothing plaster and matt white dispersion except in the attics.
- > **Stoves (duplexes)** : Including flue and internal flue connection, including external air intake. Stoves according to the selection offered by the promotion. Only approved fireplace inserts are allowed.

## LAUNDRY ROOM, CELLARS, SKI ROOM, LAUNDRY ROOM

- > **Floors** : Tile covering defined by the builder including skirting boards.
- > **Walls** : White dispersion on rough concrete wall.
- > **Ceilings** : Smoothing plaster and white mat dispersion, neon lights on detectors connected to the common meter.
- > **Laundry equipment** : Washing machine and dryer with coin counter, washing tub. For rentals and on request for owners, the concierge provides laundry services for a fee according to the tenants' reservations.
- > **Equipment for ski room** : Ski lockers, heated and ventilated boot lockers, benches, bike racks and sockets for electric mountain bikes. Underfloor heating and mechanical ventilation. Noise-absorbing rubber floor.

## RECEPTION (LEVEL +1A)

- > **Floors, walls** : Tiles according to manufacturer's choice, old wood panelling.
- > **Equipment** : Reception desk in old wood, computer, Access key.

## SAUNA (RECEPTION LEVEL)

Maintained by the building's caretaker

- > **Floors**: Tiles according to builder's choice
- > **Interior and exterior walls** : Wooden walls according to manufacturer's choice.
- > **Door** : Door without threshold in safety glass.
- > **Heat** : Stove with digital control outside.
- > **Accessories** : Corner lighting and full range of accessories.

## CHANGING ROOM (RECEPTION LEVEL)

- > **Floors** : Tiles according to the manufacturer's choice.
- > **Walls** : According to the manufacturer's choice.
- > **Cloakroom lockers** : Sufficient lockers and desks, clothes hooks
- > **Showers and toilets** : According to the architect's plan.

## OUTSIDE COVER (LEVEL +3A)

- > **Flooring**: Cement slabs laid on a sloping foundation
- > **Roof**: Extension of the wooden roof of the small courtyard, tiled roofing
- > **Equipment** : Children's playground, table and chairs, access on a slope in the ground, rockery

## PARKING COUVERT

- > **Floors** : Clean sloped concrete, water drainage grid, marking of spaces.
- > **Walls** : Rough concrete and stone facing GEOPIETRA type according to architect's plan

- > **Ceilings** : Rough concrete.
- > **Stairs** : Smoothed concrete, anti-noise rubber covering on the steps.
- > **Exterior of the car park** : Access and exterior parking spaces in tarmac, marking of spaces.

## EQUIPMENT

- > **Customised wardrobes** : The wardrobes drawn on the architect's plan are included in the sale price.
- > **Kitchen** : High quality kitchen equipped with all utensils for a rental service  
Layout of the elements according to the architectural plans  
Granite worktop, tiling in between, price CHF 80/m<sup>2</sup> incl. VAT

### **Budget for supply and installation    Price incl. VAT**

Flat 1	CHF 19'000.-
Flats 2 and 5	CHF 18'000.-
Flat 3	CHF 21'000.-
Flats 6,7,8, 10 et 11	CHF 23'000.-
Flat 9	CHF 19'000.-
Flats 11-12	CHF 21'000.-
Flat 14	CHF 23'500.-

The prices used as a reference for a possible calculation of added value, were negotiated by the promotion with a discount on the actual value of the kitchen fittings delivered to St-Luc.

- > **Heating** : Heat pump and geothermal wells, low temperature underfloor heating, electric dryer radiators in the bathrooms. Room thermostat in the bedrooms and living room. Hot water by central boiler and accumulator, separate hot water meters.
- > **Ventilation** : Bathrooms mechanically ventilated by insulated ducts, outlet in roof.

The kitchens are ventilated by a hood with a self-regenerating PlasmaMade deodorisation filter. Laundry, ski-room, cellars and wellness are mechanically ventilated.

- > **Sanitary facilities :** The number and size of the appliances are indicated on the plan of the flats and the details of the supplies according to the developer's selection are available from the architect. One ATLANTIS type electric towel rail with thermostat per bathroom/shower room.
- > **Lift :** One electric lift per building with a cabin for 9 people adapted for people with reduced mobility. Finishes according to the builder's choice.
- > **Common staircase :** Tiling on steps, risers and landings defined by the builder.
- > **Electricity :** All installations ready for use – sufficient sockets and lamps in all rooms and balconies (plans available from the architect). Lighting included inside and outside and recessed spotlights in kitchen, bathrooms/shower rooms (in attic : wall lights), corridors,
  - Main switchboard in the technical room with individual meters.
  - Bedrooms : 2 switches, 3 triple sockets and 3 light points.
  - Clearance : 2 switches, 2 sockets.
  - Living room : 2 switches, 3 triple sockets (1 controlled), 2 USB sockets.
  - Kitchen : 1 switch, 1 socket, 1 triple socket, connection to cooker, fridge, extractor fan and dishwasher.
- > **Telephone :** Tubes in the living room and master bedroom, connection fee not included (telephone possible via cable TV).
- > **TV :** Tubes in the living room and one bedroom, IPTV, Supply of 2 Smart TVs included, size 50".
- > **Internet:** Tubes connect to the RJ45 TV connection. Modem and Wi-Fi throughout the building. Subscription not included.
- > **Fire protection:** In all the common areas, according to the fire service AEAI. 1 fire detector per flat included in the ceiling of the hall near the kitchen.
- > **Amenities :** The installation of soil and planting or other materials for the exterior surfaces to be planted is defined and carried out by the builder.

Playground for children included and carried out by the builder.

**Furniture - decoration - small appliances - supplies - utensils:** according to separate list, included in the total price

## END OF BUILDING SITE CLEANING

End of building site cleaning is included.

## TAXES AND MISCELLANEOUS COSTS

The price includes the taxes for water, sewage, electricity, water treatment and the tourist promotion tax. The price includes the building permit and construction insurance.

## RESERVATIONS

The developer explicitly reserves the right to make changes to this building specification and to the plans, provided that these changes are necessary for technical or architectural reasons or that they do not depreciate the building in any way.

## CHOICE OF FINISHES AND GENERAL REMARKS

Any requested changes to the sales description must be approved by the architect and the client. Any increases in value will be invoiced directly to the purchaser by the company concerned.

The architect reserves the right to calculate his fees (10% + VAT according to current practice) on the added value generated by the modifications requested by the purchaser.

Similarly, the architect may charge a fee of CHF 120/hour + VAT for any modifications to the plans requested by the purchaser, or made necessary by the purchaser's particular choices.

The supply prices presented are "exhibition" prices from suppliers chosen by the promotion. The choice of tiles (floors and walls), sanitary appliances and kitchens must be made exclusively with the company commissioned for the construction.

The surface areas shown are calculated on the basis of the plans: slight modifications are reserved (e.g. new technical ducts).

Kittel SA  
ARCHITECTES



**SALE AND INFORMATIONS**



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