

DORFSTRASSE WENGEN

NEW APARTMENTS WITH LIFT ABOVE SWISS MADE SHOP AND FRESH MARKET

FOR SALE IN THE PART OF THE HOUSE ABOVE FRESH MARKET :

On the second floor and attic with gallery

Basic model "A":

Large 3 room apartment + small 3 room apartment

Model "B":

4 room apartment + 2 room apartment

Model "C":

One 4 - 5 room apartment



Location

The building on which is to add another three storeys is situated in the centre of Wengen. On the ground floor there is the Fresh Market and the Swiss Made Shop. The cablecar station for Wengen-Männlichen and the railway-station of Wengernalpbahn is just near the building. Also the icesport centre (in summer the tennis courts) and the ski school area is in a short hop to reach.

Two apartments on each half of the building and on each storey are planned. There is the possibility to unite two apartments.

Construction and installation

The new storeys will be a modern construction with timber appropriate to the climate with a good insulation.

A central oil-heating gives the warmth for the floortubes and the radiators.

Room offer**Common area**

Lift.

Storage room for bicycles, skis and sledges next to the house entrance on the side of the cablecar station Männlichen.

Private

For each apartment the heating and warmwater will be measured and calculated seperately as well as the energy.

Each apartment has got its own washing machine and a tumble-dryer.

Equipment

The apartments will be equipped with a comfort above average: Bathrooms/showers/toilets with high standard regarding the sanitary installation. Completely furnished kitchen.

Each flat receives a line for the telephone, television- and radio cable (ISDN / ADSL).

Buyer's wishes

Sanitary installations, the completely furnished kitchen, addition to the electronic installations, floor covering as well as the fitted cupboards will be of your choice.

Option to install a fireplace. The chimney is included in the price.

Carpentry works as hall-stand, fitted cupboards and ledges are up to the fixed price limit included.

The purchase price does not include the notary costs and taxes to transfer of ownership of approximately 2,7 % as well as application for foreign approval approximately CHF 1'500.-.

Projectplans to alteration.

Apartment offer

Second floor

Basic model "A" : 1 large 3 room apartment 103 m2 and
1 small 3 room apartment 76 m2
or model "B"*: 4 room apartment 116 m2 and a 2 room apartment 63 m2
or model "C"*: 1 large 4 room apartment 179 m2

Attic

Basic model "A" : 1 large 3 room apartment 97 m2 and gallery (26 m2) and
1 small 3 room apartment 70 m2 and gallery (26 m2)
or model "B": 1 large 4½ room apartment 167 m2 and gallery (64 m2)
or model "C": 1 5½ room apartment 167 m2 and gallery (64 m2)

*=

The choice of the first buyer limits the variations of the following apartments

Room description of the apartment

Living and sleeping rooms

F: Carpet or parquet covering with acoustic measures by the installation sFr. 160.--/m2
 W: Plaster / Wooden panelling max. 2 walls
 C: Plaster / Wood in the attic storey
 E: 3 lamps with light regulator, 3 electrical outlets (one is switched over the switch), 1 TV/Radio outlet, 1 telephone outlet

Kitchen

F: Tiles or a covering without join (gap) sFr. 160.--/m2
 W: Plaster, combination with tiles possible
 C: Plaster / Wood in the attic storey
 E: 3 places for lamps with switch and electric outlet, 1 multiple socket for household appliance, all connectings for standard appliances

Kitchen equipment

Kitchen furniture (everything of your choice) will be built noise-reducing. Frontage and cover (exp. granit) of your choice as well as ceramic hob, oven, sink, dishwasher, fridge etc.

Price:

2 – 4 room apartment sFr. 30'000.--
 4½ - 5½ room apartment sFr. 40'000.--

Bathroom/shower/WC

F: Tiles or a covering without join (gap) sFr. 160.--/m2
 W: Tiles sFr. 160.--/m2
 C: Plaster / Wood

Sanitary installations

List will be completed with all accessories

2 – 4 room apartment total sFr. 30'000.--
 4½ - 5½ room apartment total sFr. 40'000.--

SHORT DESCRIPTION

DORFSTRASSE

Wengen

Carpentry work

Wardrobe and fitted cupboards

total

sFr. 24'000.--

Fireplace

Fireplace according to plan and fire prevention measures sFr. 24'000.--

Equipment common rooms

Storage room for skis and sledges locked

Ski rack, metal cabinet for sports equipment

Floor corridor (by apartment's door)

seat, shoe cabinets

Construction description

Subject to alteration

Slab construction

above groundfloor
above 1. + 2. floor

Reinforced concrete slab

Floor ply

on all floors

Solid wood beam construction with acoustic insulation

Facades

Floating floor underlay with acoustic and fire insulation

Frame element construction with heat insulation, solid wood panel, acoustic and thermal insulated windows

Partition

In duplicate with acoustic insulation, interior lining in your choice of spruce or gypsum composite board for plastering

Roof construction Saddle roof 28° inclination

Rafter on purlin visible, timber panelling visible, moisture barrier, heat and acoustic insulation, water proofing, aeration under roof covering, fibre board, roof slater, plumbing in titan zinc

Sky lights

Velux system

Windows and balcony doors

Wood windows with metal frame outside, glazing with 3 glass pane, solid hinges

No shutter

because high quality windows and no visibility of somebody's absence

Suncare and darken the room

Possibility to do with curtains and other net curtain

SHORT DESCRIPTION

DORFSTRASSE

Wengen

Awning (blind)
Electric installation
Heating and hot water supply
Heating distribution system

Sanitary facilities

Floor covering and tile works

Wall and ceiling covering

Price list
Reservation and deposit

Above balcony possible with aesthetic sense for the architecture
In high standard
Central fuel heating with instant water heater (secure peak demand)
With low temperature under floor covering and radiators in bath and bedroom

With heat and acoustic insulation. Sanitary equipment in your choice (included is the price mentioned)

With your choice in approval of the architect to correspond to the acoustic insulation

Choice limited for the fire regulations and ecology

Separate information
With component of a contract