

# 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)

Above balcony possible with aesthetic sense for the architecture

Electric installation

In high standard

Heating and hot water supply

Central fuel heating with instant water heater (secure peak demand)

Heating distribution system

With low temperature under floor covering and radiators in bath and bedroom

Sanitary facilities

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

Floor covering and tile works

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

Wall and ceiling covering

Choice limited for the fire regulations and ecology

Price list

Separate information

Reservation and deposit

With component of a contract