



PARKSIDE



CLOSE TO NATURE, CLOSE TO THE CITY:
SEMI-DETACHED HOUSES IN ZUMIKON



DRAFT

LIVING WHERE LIFE BLOSSOMS

The name says it all: the Parkside estate is a block of 8 semi-detached houses with 5.5 bedrooms, built on one of the rare open spaces in Zumikon. The forest is virtually on your doorstep. The jewel in the estate's crown is its idyllic 1000 m² park.

Zumikon is one of the ten municipalities with the lowest taxes in the canton of Zurich. This makes it the ideal location for people of all ages and families with comfortable lifestyles. The quality of life in the village, located only 15 minutes from Zurich, is as appealing as the beautiful buildings of Parkside.

The striking architecture of these cubes radiates class and grandeur. The natural stone finish of the façade bolsters the glamorous aesthetics, and the solid bronze balcony railings and window frames are the gleaming jewel in the crown.

A brand-new house, built in a verdant meadow? Such a thing has become a rarity anywhere near Zurich. Here, such an exceptional home becomes reality – with an incredible 204 m² of living space. And there is more to Parkside than this. Nature blossoms here, but life blossoms too.



RESIDENCE

BECAUSE QUALITY OF LIFE BEGINS AT HOME

A high-up place with low taxes: Zumikon, located at Pfannenstiel mountain 200 m above Lake Zurich, offers a plethora of advantages. Anyone in search of nature will feel just as at home as someone looking to be close to Zurich.

With just over 5600 residents, Zumikon has all the amenities of a small town. The village centre has everything you need in daily life: food shops, restaurants, a post office, a bank, doctors' surgeries, a Forch railway station, a nursery and a primary school.

There is also plenty to do in your free time. The Juch swimming baths, with indoor and outdoor pools, is ideal for taking a dip. The Küssnacht Tobel and the forest, with its woodchip jogging trail, start only a few steps away from your new home –



PARKSIDE Zumikon

- ❶ Bus stop
- ❷ Train station
- ❸ Shops
- ❹ Nursery
- ❺ School
- ❻ Inter-Community School
- ❼ Golf & Country Club
- ❽ Fallacher sports ground
- ❾ KEK ice rink
- ❿ Indoor and outdoor pool
- ⓫ Restaurant
- ⓬ Chemist



the perfect starting-point for hiking, jogging, biking, barbecues and more. The rich landscape of the Guldenen nature reserve is also inviting.

Badminton club, music association, tennis club or cultural association? Zumikon is a lively place. Everyone knows everyone else and newcomers are always warmly welcome at the numerous events throughout the year or to join one of the many associations.

A few words on short distances

- › It is only a 13-minute bus ride to the English-speaking ICS Inter-Community School Zurich – the bus stop is right in front of Parkside
- › Bellevue in Zurich is only 15 minutes away by car
- › You can be at the opera house in just over 20 minutes by bus
- › The drive to the Golf & Country Club Zurich is not even 5 minutes: a challenging par 72 18-hole course awaits you, surrounded by magnificent scenery.



SURROUNDINGS

RELAXATION AND LUSH GREENERY

When you are a homeowner surrounded by vibrant greenery in every direction, you are doubly fortunate. On the one hand, you can enjoy the privacy of your own garden, with plenty of room for seating, which shields your half of the semi-detached house with its protective hedge.

On the other, you have the park, with its rich diversity of plants, its dry stream, its little bridge, its fireplace and its seating. Here, children and adults alike can meet at their leisure to chat and play, or have a barbecue with neighbours and friends. There are two barrier-free access routes to the houses, and you can also go directly to your house through the underground garage, with two car parking spaces for each home.





LIVING SPACE

YOUR LIVING SPACE DESERVES QUALITY

Choose one of the 8 houses at Parkside as your dream home. Each semi-detached house has 5.5 bedrooms and 4 floors. An extensive 45 m² living and dining room with an open kitchen also forms part of the comfort, as do the 20 m² bedrooms and the fantastic 32 m² attic room with access to one of 2 roof terraces.

Every above-ground floor has at least one toilet or full bathroom with bath or shower, and the corridors in the house are pleasantly short. Brushed oak parquet, anthracite porcelain stoneware slabs, a wine cabinet and a steamer – no expense is spared in the construction of these homes. Of course, you will get the option to decide which elements are included, to tailor the house to your taste.



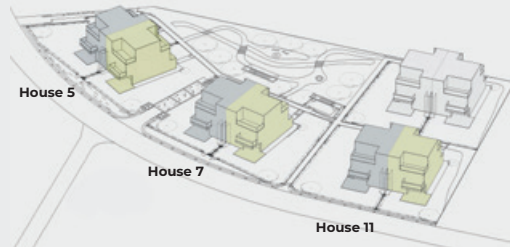
SUSTAINABILITY WRIT LARGE

The Minergie® standard combines sustainable design with environmentally friendly housing technology. The energy for hot water, heating and cooling is generated by a geothermal heat pump. The free cooling system ensures that temperatures remain pleasant in the summer. The controlled ventilation provides a continuous supply of fresh air and recovers heat from extracted air efficiently. The photovoltaic panels generate cost-effective, sustainable electricity from the energy of the sun. Each house also comes fully equipped for an e-mobility system, to round off the energy concept.

House No.	Rooms Number	Living area m ²	Secondary area m ²	Land m ²	Floor plan Page
5 A	5.5	204	49	493	10 – 13
5 B	5.5	204	49	442	10 – 13
7 A	5.5	204	49	439	10 – 13
7 B	5.5	204	49	424	10 – 13
9 A	5.5	204	48	397	16 – 19
9 B	5.5	204	48	330	16 – 19
11 A	5.5	204	49	479	10 – 13
11 B	5.5	204	49	351	10 – 13

BASEMENT

5.5-BEDROOM SDH

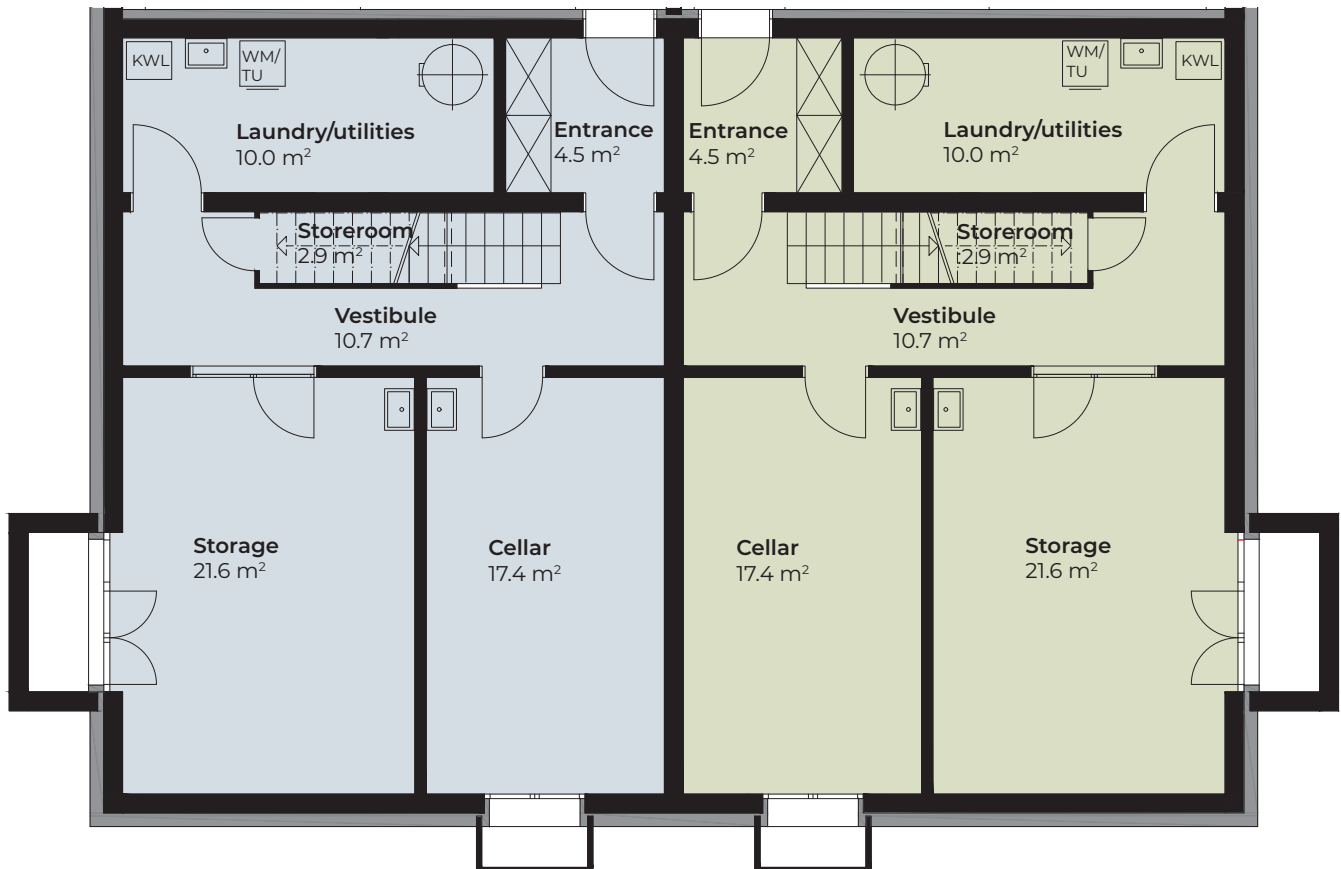


House 5A, 7A, 11A

Total basement: 67.1 m²

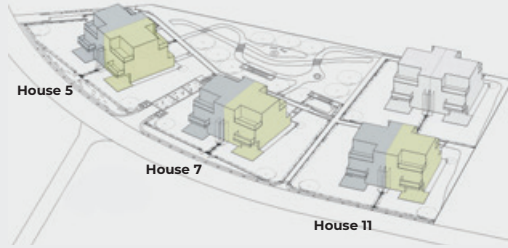
House 5B, 7B, 11B

Total basement: 67.1 m²



Scale 1:100





GROUND FLOOR

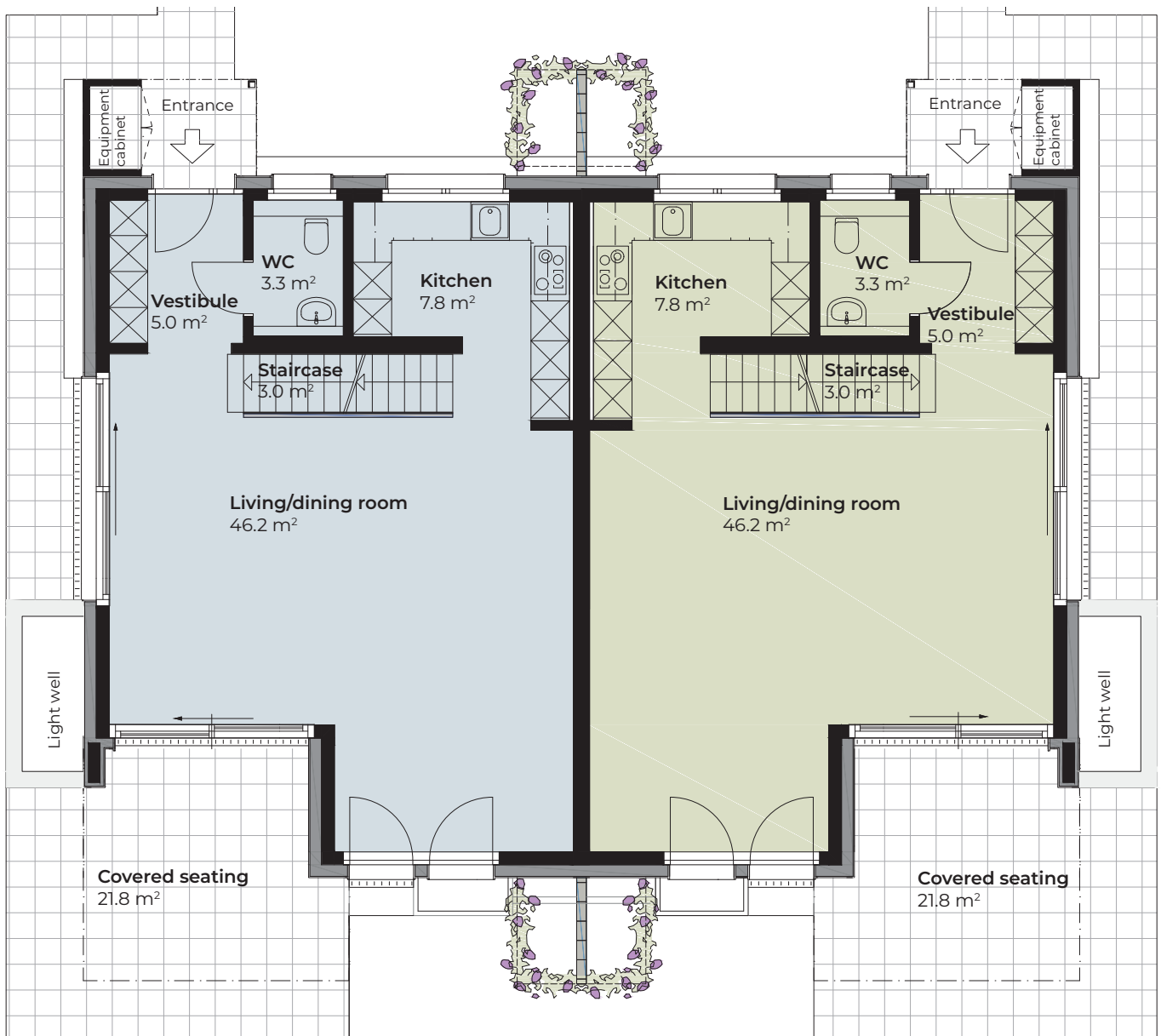
5.5-BEDROOM SDH

House 5A, 7A, 11A

Total ground floor: 65.3 m²

House 5B, 7B, 11B

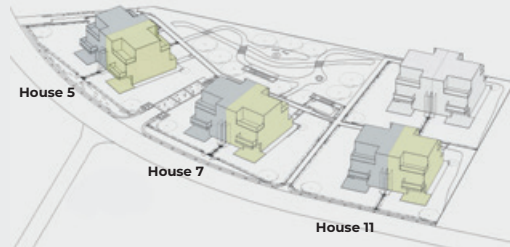
Total ground floor: 65.3 m²



Scale 1:100
0 m 5 m

FLOOR PLANS

FIRST FLOOR 5.5-BEDROOM SDH

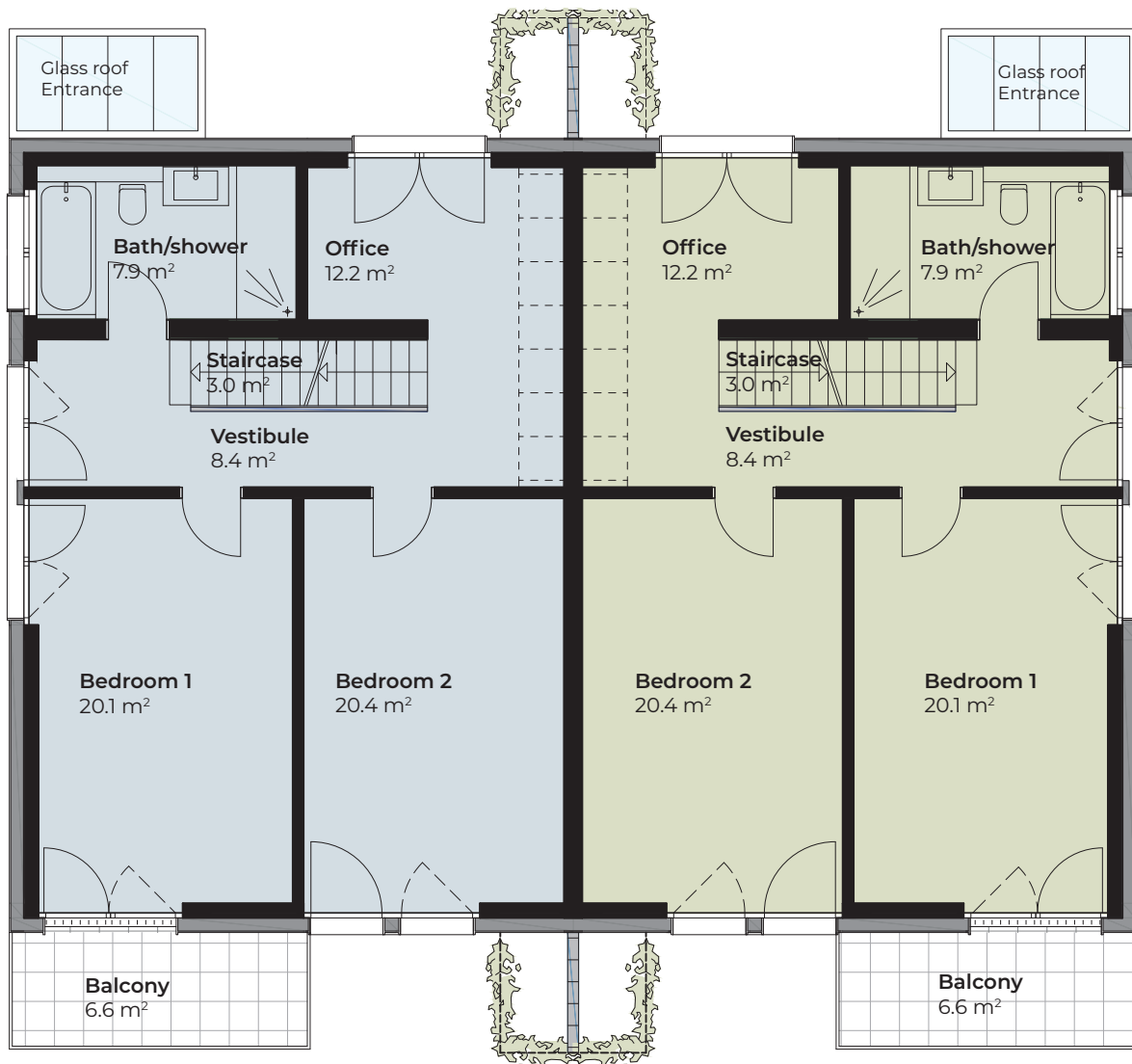


House 5A, 7A, 11A

Total first floor: 72.0 m²

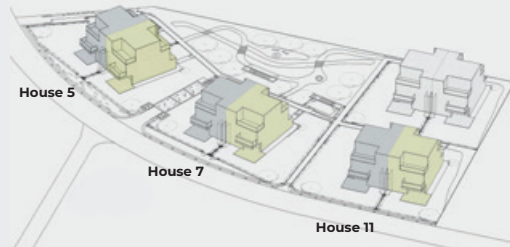
House 5B, 7B, 11B

Total first floor: 72.0 m²



Scale 1:100

0 m 5 m



ATTIC

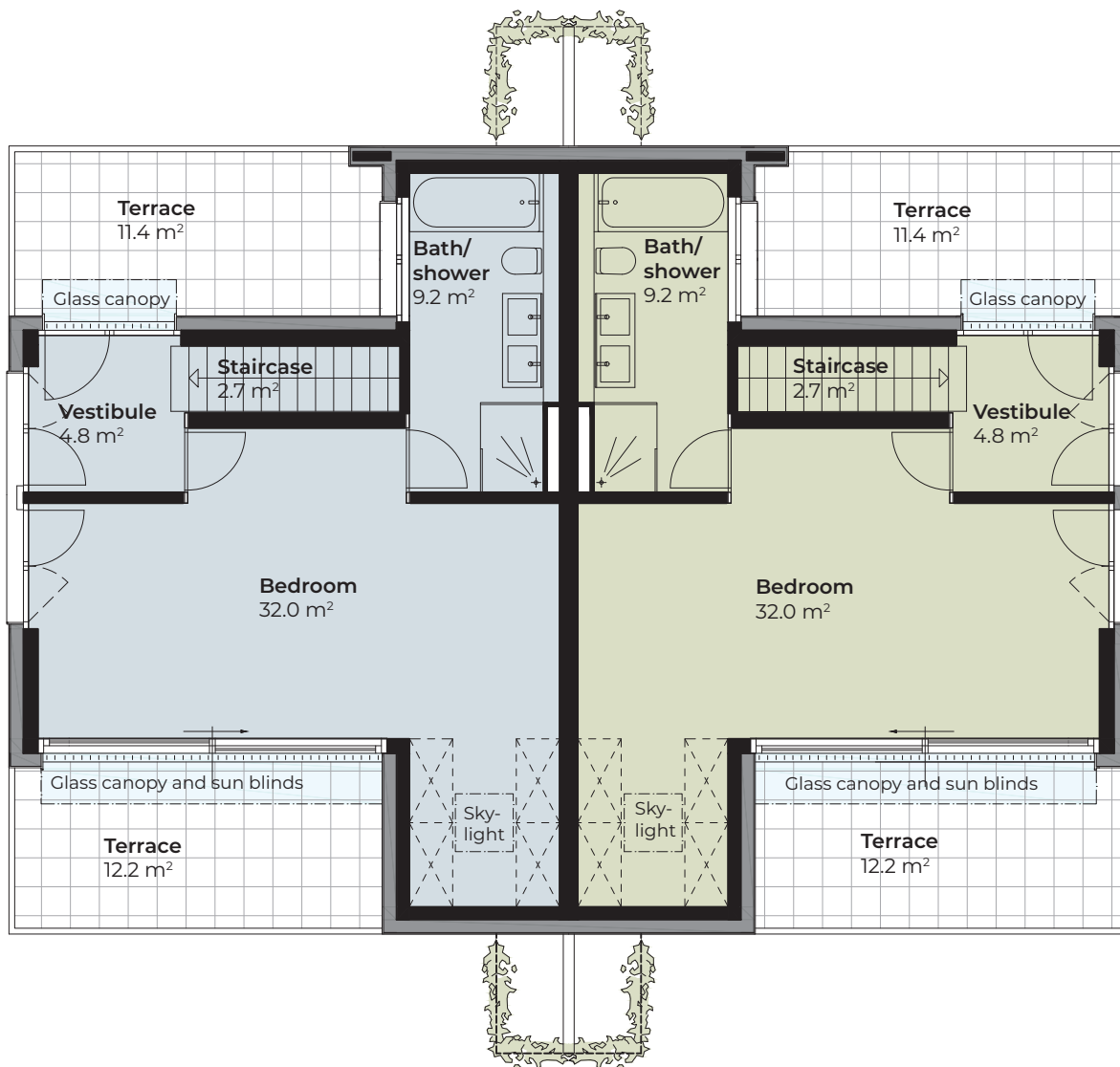
5.5-BEDROOM SDH

House 5A, 7A, 11A

Total attic: 48.7 m²

House 5B, 7B, 11B

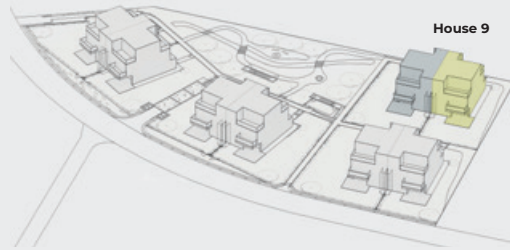
Total attic: 48.7 m²



Scale 1:100
0 m 5 m







BASEMENT

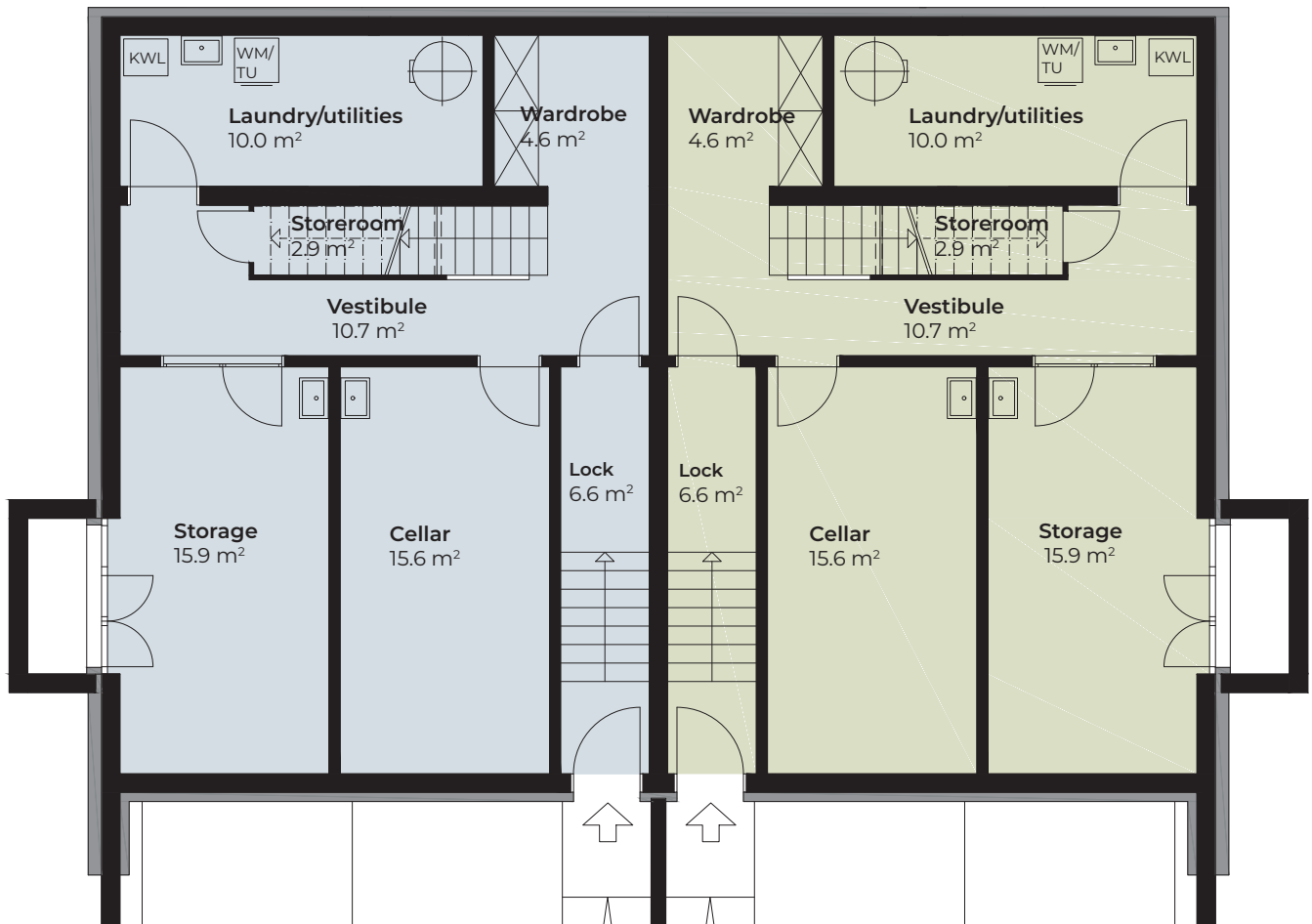
5.5-BEDROOM SDH

House 9A

Total basement: 66.3 m²

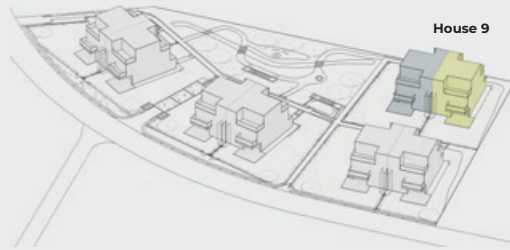
House 9B

Total basement: 66.3 m²



Scale 1:100





GROUND FLOOR

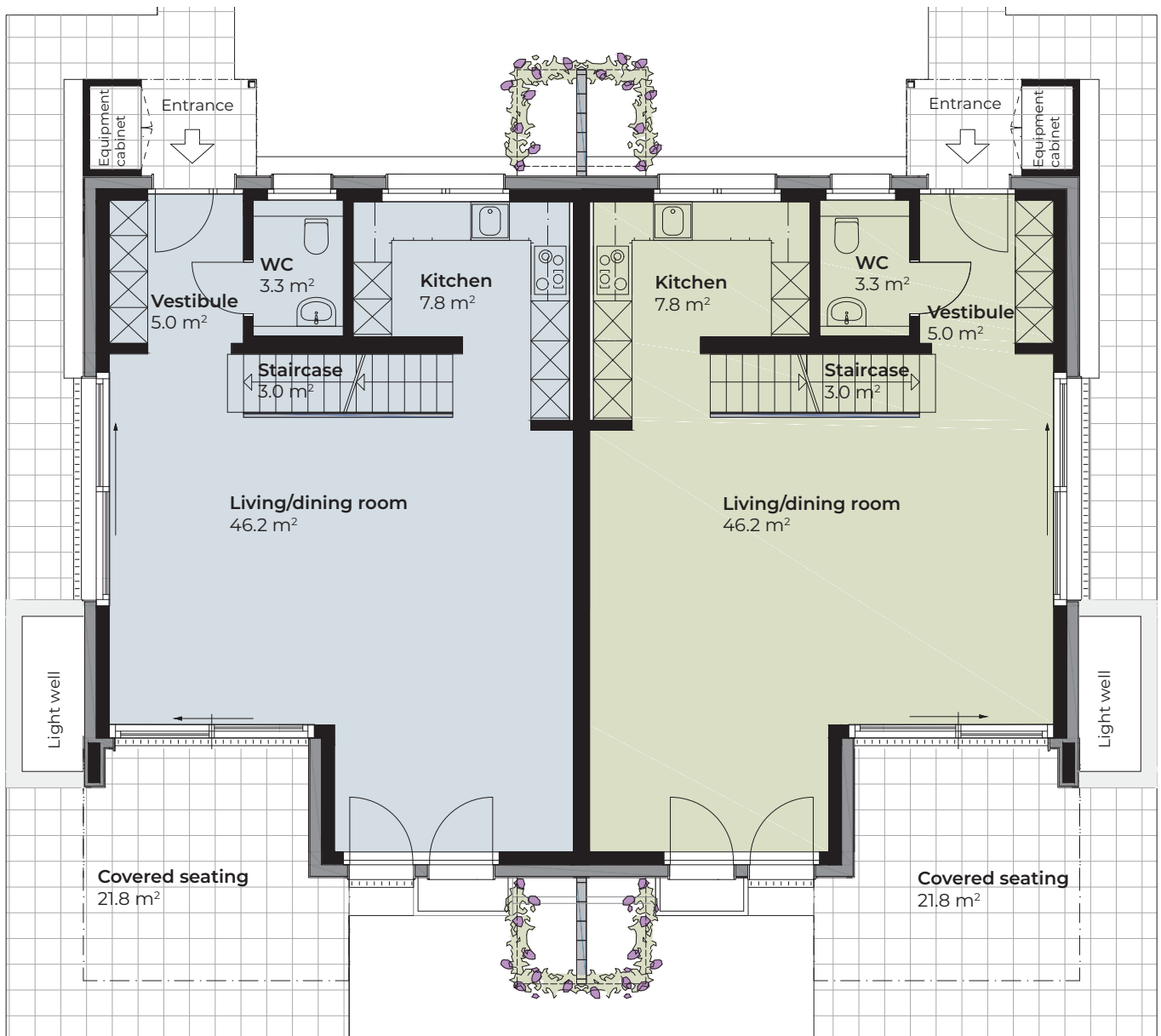
5.5-BEDROOM SDH

House 9A

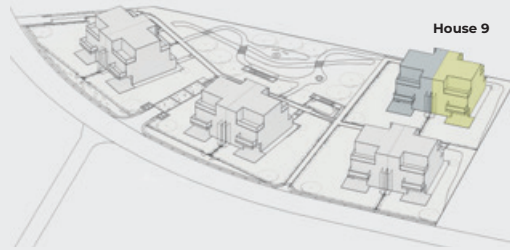
Total ground floor: 65.3 m²

House 9B

Total ground floor: 65.3 m²



Scale 1:100
0 m 5 m



FIRST FLOOR

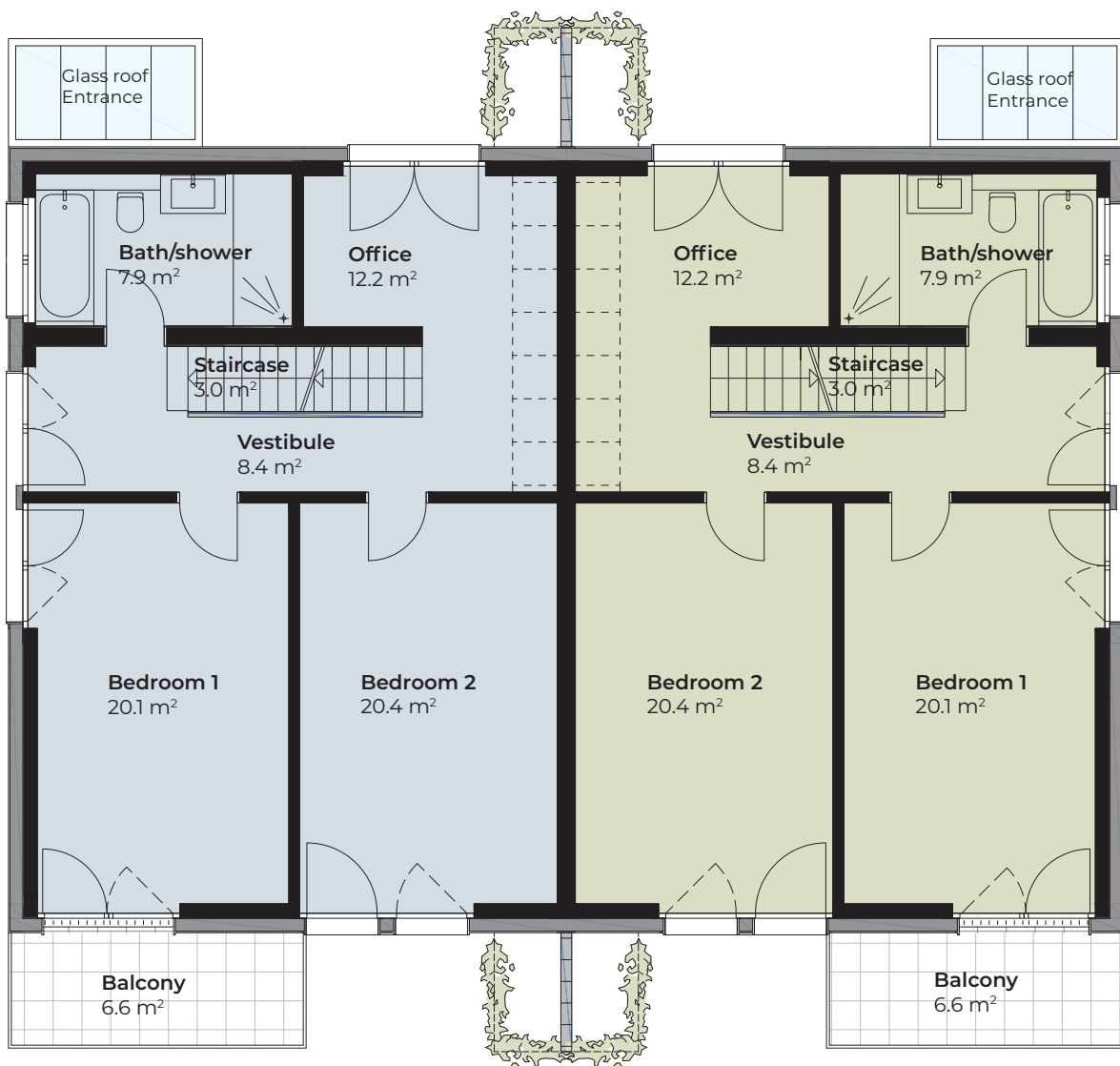
5.5-BEDROOM SDH

House 9A

Total first floor: 72.0 m²

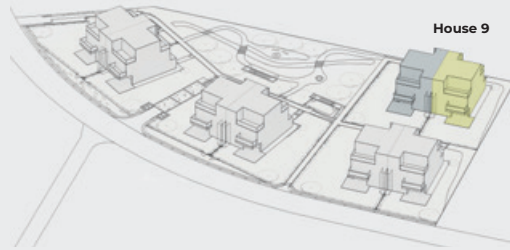
House 9B

Total first floor: 72.0 m²



Scale 1:100

0 m 5 m



ATTIC

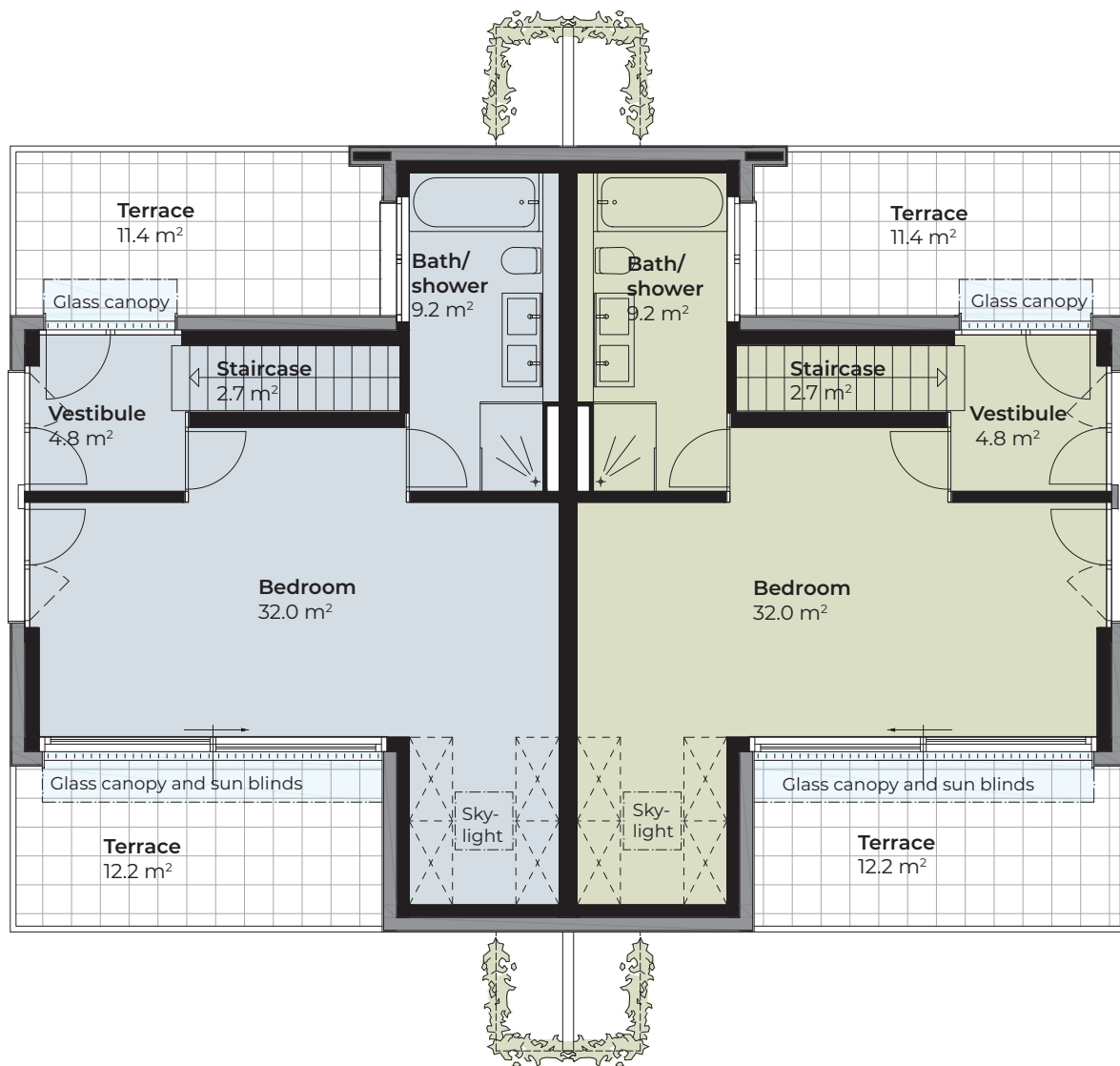
5.5-BEDROOM SDH

House 9A

Total attic: 48.8 m²

House 9B

Total attic: 48.8 m²

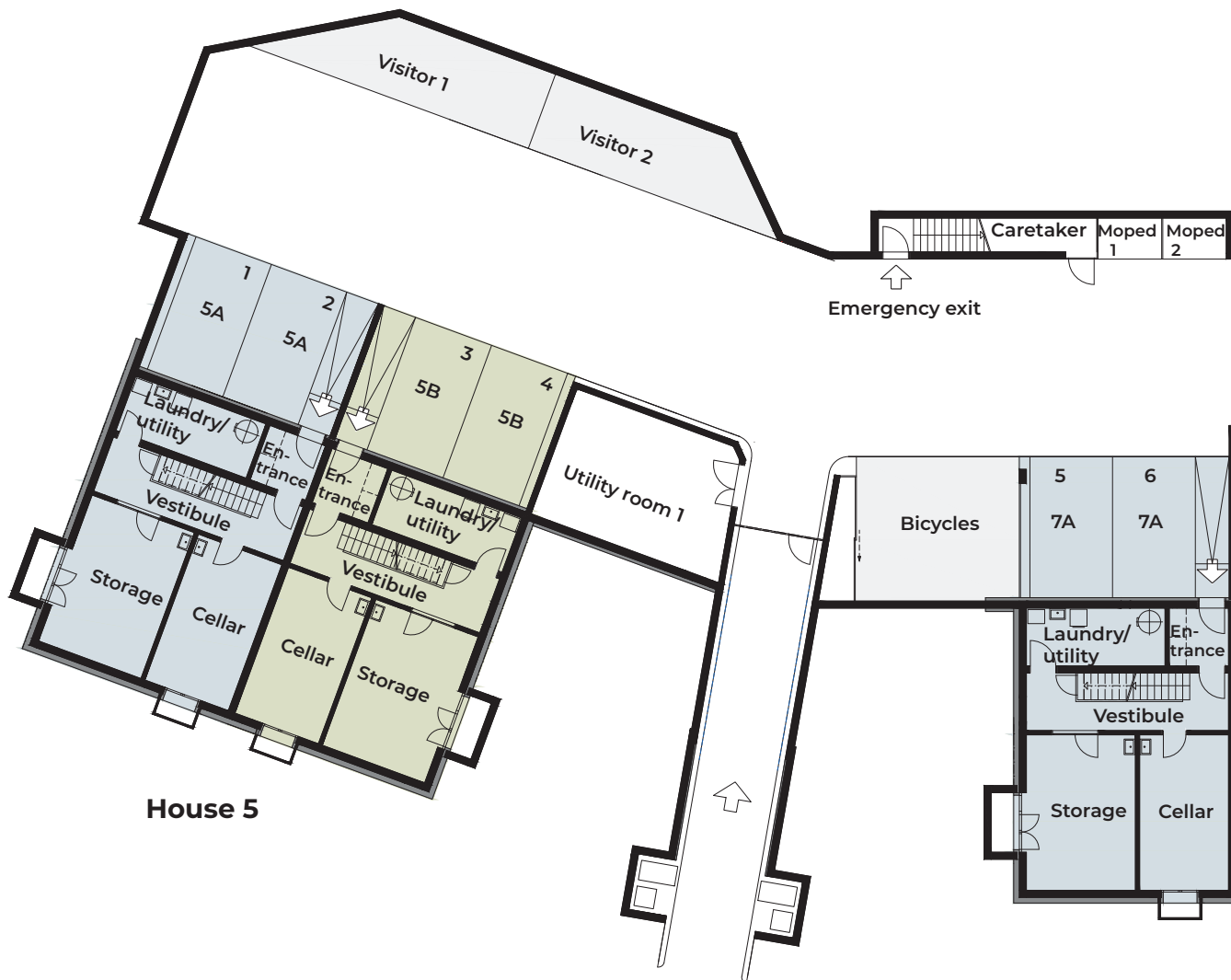
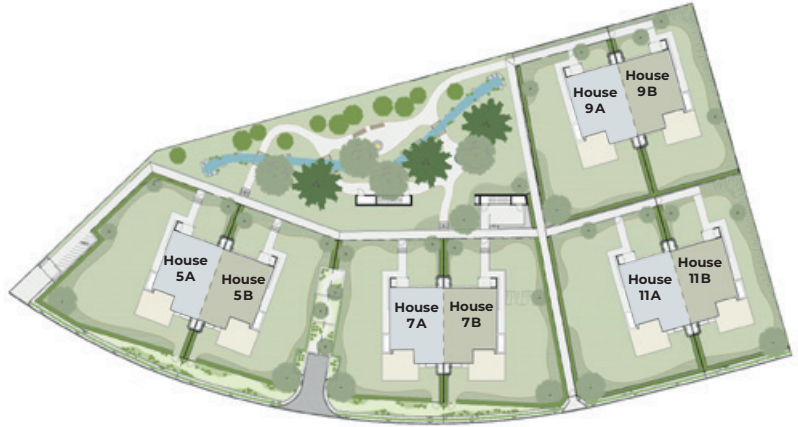


Scale 1:100
0 m 5 m

BASEMENT CELLAR

House 5, 7, 9, 11

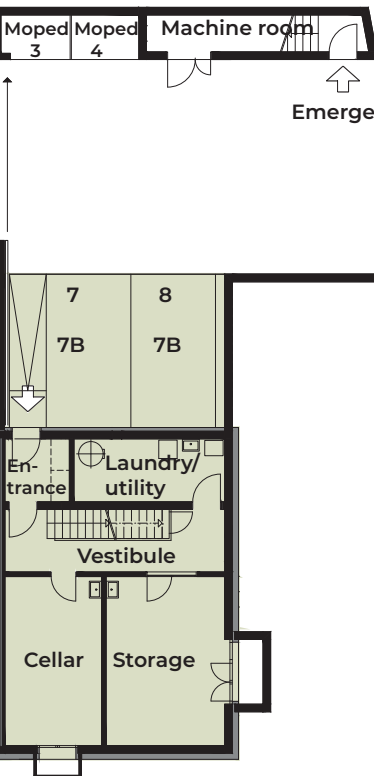
Underground garage and cellar



House 9

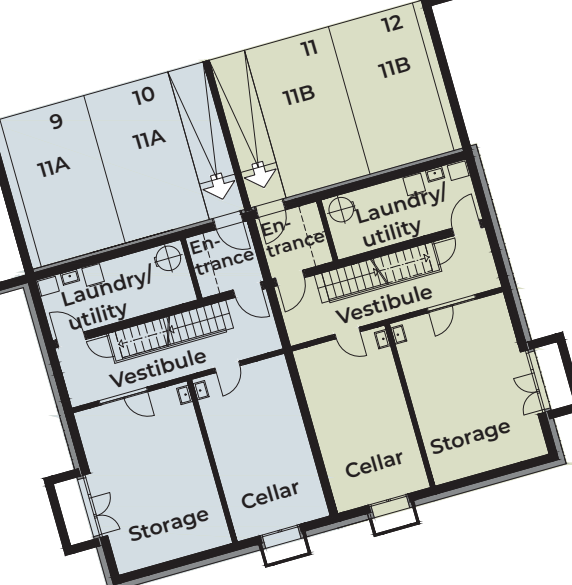


House 11



House 7

Utility room 2









BRIEF SPECIFICATIONS

THE ESSENTIALS IN BRIEF

WET ROOMS

Appliances, fittings, shower partition and furniture

Budget: CHF 40,000.00

In the basement laundry/utility room:
washing machine and dryer:
Schulthess brand
Dehumidifier: Secomat

KITCHEN FITTINGS

Kitchen furniture, glass rear panel, kitchen appliances
(wine cabinet, steamer and convection oven, induction
oven, Minergie®-compatible hood with recirculation
fan, etc.)

Budget: CHF 65,000.00

FIREPLACE (optional, available at extra charge)

Minergie®-compatible fireplace with flue to roof,
designed completely based on architect's proposal.

BUILT-IN CUPBOARDS

In the basement and ground floor entrance as per
detailed specifications

WALLS

In the wet rooms; prelaid panels including plinths
and ancillary work, as per detailed plans

Budget: CHF 180.00 per m²

In all rooms: sanded to 1.0 mm, painted white.

In the cellar:

partial concrete/sand-lime brick, painted white.

CEILINGS

Ceilings in all heated rooms from the basement
(vestibule and corridor) to the attic: Q3 skimmed
plaster, painted white.

FLOORS

Option of parquet or slab floors in all rooms
(including shower floor if there is no shower tray);
prelaid, including sockets and ancillary work

Budget: CHF 180.00 per m²

Slab/parquet stairs, prelaid, including sockets and
ancillary work Budget per step: CHF 320.00

Basement vestibule and corridor: CHF 180.00 per m²

In the storeroom and laundry/utility room: CHF 100.00 per m²

ELECTRICS

Ceiling LED spotlights: generous extension in living/dining room (dimnable), kitchen, corridors and all wet rooms.

Wall LED spotlights in staircases from basement to attic.

One ceiling light power socket per bedroom.

One inbuilt multimedia connection (tel./PC/radio/TV) in each living room and bedroom and one as a reserve.

Triple plug sockets: a large number in every room.

Shower/toilet power socket in each wet room.

In the underground garage: basic installation for e-mobility with ribbon cables, Wi-Fi and dynamic load management system.

LANDSCAPING

Access paths: cement slabs

Stairs/steps: unfinished concrete

Pathways in the park: macadam

Trees and shrubs: landscaping according to desired landscaping plan.

WINDOWS

Plastic/metal windows with triple glazing, one turn-tilt sash per room.

All ground floor windows are in RC2N resistance class; windows on other floors are lockable.

Lift-up sliding glass doors or conventional sliding doors with turn-tilt sash from the living room to the garden patio and roof terrace and turn-tilt sash windows from the bedrooms to the balcony (as per specifications in the plans).

DOORS

Full-height room doors, white, synthetic resin coating, with steel frames painted white.

House entrance doors: white interior face, bronze exterior face (as per architectural concept).

Each main door, each individual house door and the access to the underground garage have a doorbell with two-way video intercom and electric door opener.

LOCKING SYSTEM

Locking system for basement and ground floor house doors and letterboxes.

Underground garage with electrical handheld transmitter.

SUN SHADING

Electrically controlled blinds on all windows.

Electrically controlled fabric awnings with wind monitor for garden patio and roof terraces.

Each living room and bedroom has a concealed curtain rail.

GARDEN PATIO / ROOF TERRACES

One frostproof exterior tap per patio, roof terrace and balcony.

LED spotlights for covered patios and wall lighting for uncovered balconies and roof terraces.

One plug socket per patio, balcony and roof terrace.

Porcelain stoneware slabs on risers (per architect's specifications) in patios, balconies and roof terraces.

Glass canopy at ground floor entrance, balcony and roof terraces (per architect's design).

FAÇADE

Ceramic porcelain stoneware slabs, colour concept designed by architect.



FACTS AND FIGURES

THE FACTS IN SHORT

STANDARDS AND PRINCIPLES

The construction complies with SIA construction quality standards, the guidelines from the respective trade associations and local building regulations.

NOISE PROTECTION IN STRUCTURAL ENGINEERING

Increased requirements apply, as per SIA standard 181.

Thermal insulation as per applicable cantonal thermal insulation regulations and SIA standard 380/1.

BUILDING ENVELOPE, ENERGY, HEATING, VENTILATION

Certified to the relevant **Minergie® standard**.

Heating and hot water from a central geothermal pump.

Free cooling via a heat exchanger.

Room heating is provided through low-temperature **under-floor heating** that can be regulated separately for every room.

Comfort ventilation that can be configured differently for every house: ventilation appliances in the laundry/utility room.

Photovoltaic system per house for the production of own electricity.

E-mobility in the underground garage: basic installation.

REMARKS

This commercial documentation sets out the construction project in its project planning phase. No claims may be brought based on any of the plans, illustrations, pictures or visualisations.

The net living areas are calculated without the interior walls.



Dimensions are set out in the price list and the plans.

For execution reasons, we reserve the right to make deviations from the building specifications and plans (with no significant change to construction quality) until the project has been completed.

The architect's and specialist planners' final detailed design in 1:50 scale is decisive for the construction.

Furthermore, the plans are not affected by any legal ramifications from plans in the land register.

The exterior visual appearance and the choice of materials and colours for the common areas will be determined solely by the architect.

All budget amounts are listed as gross amounts, including statutory VAT.

START OF CONSTRUCTION / OCCUPATION

Construction is scheduled to start in late 2024/early 2025, and will take around two years.

ADDITIONAL BUYER REQUESTS

Buyer requests can be taken into consideration at an extra charge, provided they are technically possible and do not affect the progress of the entire overbuilding's construction, and that the buyers cover the additional costs.

15% in labour and ancillary fees and a 3% connection fee (where applicable) will be charged for additional costs.

THE NEXT STEP

For more information or a personalised consultation, please contact us at:

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