

KEY FACTS

TERMS OF SALE

The selling prices are flat fees for turnkey apartments including co-ownership of the land (as per the building specifications and the contract documents).

PURCHASE AND PAYMENT PROCESS

- Upon signature of the reservation contract, a down payment of CHF 50,000 is due (this reservation payment shall neither accrue interest nor be secured).
- 20% of the selling price is due upon notarization of the contract.
- The remainder of the purchase price, including any additional costs incurred, is to be paid upon transfer of ownership.

INCLUDED IN THE FLAT FEE

- Turnkey and ready to move in apartment, including co-ownership of the land as well as the surrounding area.
- All building connections, including sewage, water, electricity and cable TV.
- Building permit fees.
- All installation work included in the building specifications, including inflation and taxes.
- All fees payable to geologists, surveyors, architects, engineers and building service specialists involved in the building project.
- Costs of building, building owner's liability and building trade insurance up to handover/purchase.
- Building loan interest.
- ½ of the notary and land registry fees.

THE FLAT FEE DOES NOT INCLUDE THE FOLLOWING, WHICH MUST BE SETTLED SEPARATELY BY THE BUYER:

- Costs of additional services and structural modifications (special requests) and all fees that are on top of the standard specifications and not included in the building specifications or contract documents.
- Costs payable to the architectural company for changes to the floorplans and/or additional requests, charged by the hour.
- Costs payable to the building party for changes and/or additional requests (special requests), where additional charges have been incurred on top of the building specifications.
- Costs of registering mortgage notes
- ½ of the notary and land registry fees.

NOT INCLUDED IN THE PURCHASE PRICE

The furnishings shown in this sales brochure are provided for illustration purposes only and are not included in the purchase price.

CONTRACTS AND GUARANTEES

- The selling and building party confirms to the buying party that they will build the property being divided up for condominium ownership in accordance with the building specifications.
- The detailed building specifications form an integral part of the contract of sale.
- The costs for these services are to be borne by the building party and are included in the purchase price.
- The building party has signed contracts for work and services with building contractors and craftsmen involved in the construction.
The associated claims under guarantee are assigned to the community of condominium owners/the buying party in proportion to the co-ownership shares for the purchased properties.
- The guarantee certificates are transferred to property management of condominium owners.
All claims under guarantee can then be enforced directly with the relevant building contractors and craftsmen.
- A 2-year-guarantee will be carried out by the building company.

MISCELLANEOUS

- In the event of any third-party buyer mediation, there is no entitlement to payment of commission with respect to the selling/building party or the real estate agent.
- The specifications provided in this sales brochure are provided for information purposes only and without any guarantee. They are not part of any contractual agreement.
- Offers are not binding. Subject to price changes and prior sale.
- This documentation does not represent any right to reserve an apartment.

SALES

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