A PROJECT OF LIKA HOLDING AG

PARADISO GREEN CORNER

Technical sales report

INSTRUCTION

The Green Corner residence is located in the center of Paradiso, in a residential area just a few minutes from Lugano city center.
The area is well served by all forms of public transport and the main city services.

The building has nine floors above ground: the ground floor for commercial use and the remainder for residential use. Three basement floors serve as garages.

The residential floors feature different layouts: 1.5, 2.5, 3.5 and 4.5-room apartments. The typical plan, consisting of the first to the seventh floor, is composed as follows: Two 1.5-room apartments, one facing Via Geretta and the other Via San Salvatore, two 2.5-room apartments with the same views and a 3.5-room apartment located on the corner of the building.
The eighth floor consists of two 4.5-room apartments with exclusive access to the roof via two independent internal staircases.

Close attention has been paid to the choice of exterior materials and interior finishes. The facade consists of a ventilated structure clad with alternating travertine and photovoltaic panels, and the interior paneling of communal areas is also designed in travertine or intonaco.

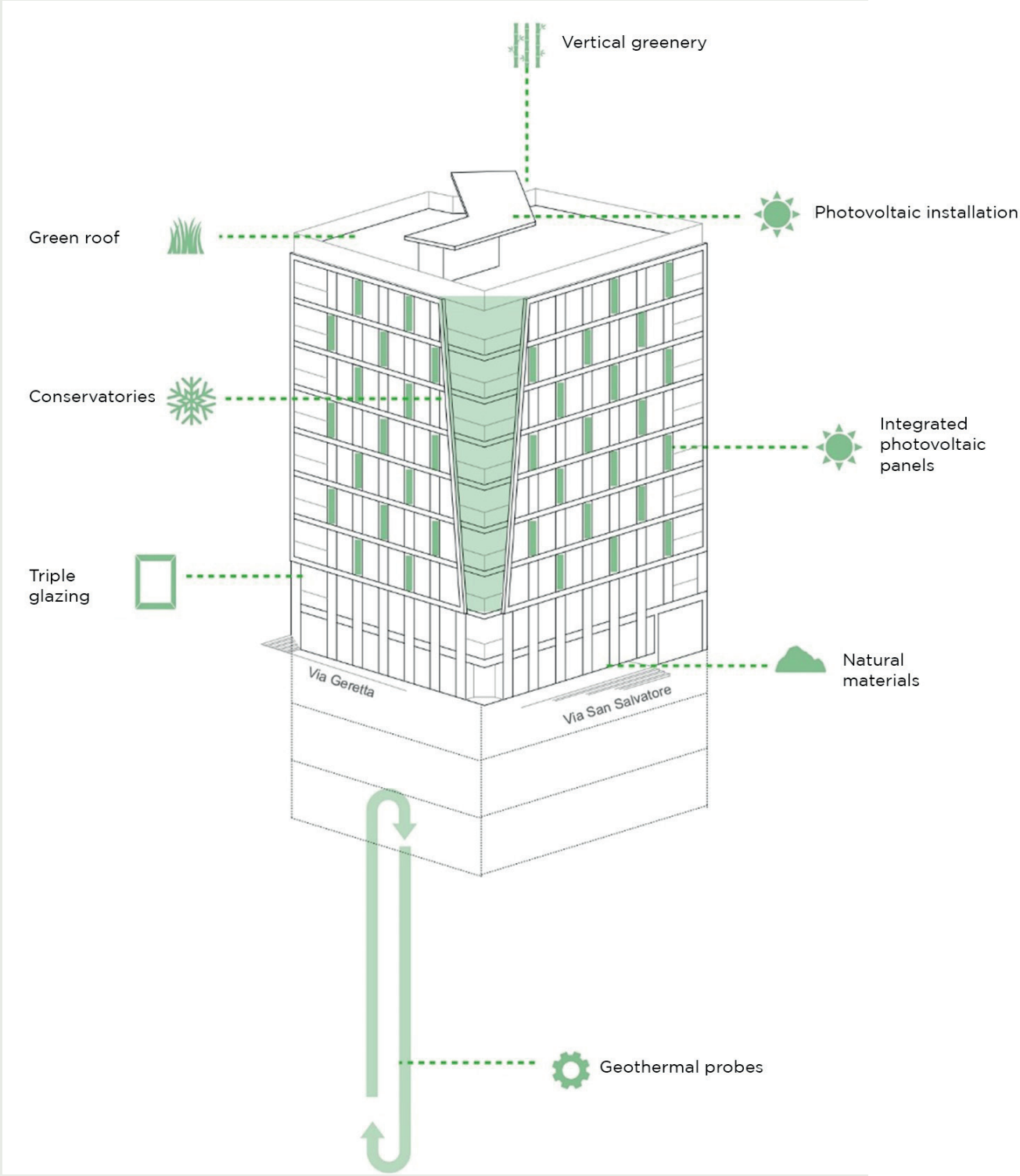
The Green Corner building addresses several **sustainability aspects**.

The heating system is managed by a geothermal probe heat pump that uses thermal energy in the ground to produce hot water. Additionally, the building, on its facades, houses a system of photovoltaic panels integrated within the building‘s architecture. These panels differ from the classic monocrystalline photovoltaic element because they appear as a facade cladding. Another photovoltaic system is located on the housing of the building‘s rooftop unit. The system here is traditional but with a higher kW output. The insulation, on the other hand, is composed of high-performance materials and triple-glazed thermal break windows and doors that provide significant energy savings.

The materials used for the facades, as well as for the communal areas and apartments, are entirely natural. All apartment balconies have an additional window frame, allowing them to be fully enclosed, so as to create small conservatories to take advantage of the outdoor area even during the coldest weather. In fact, the conservatory is often used to provide heated comfort on balconies as well.
Last but not least, vertical greenery will be created on the facades in the corner behind the building.

he wall covered with special plants will be the background for the rooms that overlook it and can enjoy a unique and exclusive botanical panorama.

The following diagram summarizes the „green“ aspects mentioned:



1. STRUCTURE

The load-bearing structure is made of reinforced concrete according to the structural engineer's design. All perimeter structures of the underground shell are made with the white tank system, meaning that the basement floors are completely waterproofed from any infiltration of water or moisture.

The horizontal and vertical structural elements of the above-ground floors are also made of reinforced concrete. The internal partitions, on the other hand, are made from plasterboard systems with sound-absorbing and fire-resistant qualities in accordance with current regulations.

2. INSTALLATIONS

Heating system
Heat production: The central heating system consists of geothermal probes with an inverter heat pump located in the technical room on the third basement floor.

Heat distribution: Heating is provided by radiant floor heating with coils. Each apartment has its own central heating programmable thermostat.

Summer cooling system: Cooling is provided by inverting the heat pump cycle and ambient climate distributed by means of ceiling fan coils for each apartment, connected to a specific system including condensate drainage.

In the bathrooms there are provisions for possible electric towel warmers with temperature control.

Ducting and plumbing
All installations and ducting are made and sized in accordance with current regulations, as specified by appointed specialist planners. Each apartment has a separate meter for energy consumption, hot water consumption and heating consumption. These meters will be installed on the distribution manifolds.

Ventilation system
Ventilated spaces are connected to the various floors through technical compartments from the basement floors to the top floor. These are acoustically, thermally and fire-insulated with increased and guaranteed requirements according to SIA standards.

The areas in question are:
- Amenities and bathrooms
- Garages
- Basements

Electrical system
Strong current appliances
Connection to the power grid is handled by AIL, via newly built cable head dedicated to the building. The main distribution board located on the ground floor is equipped with all the switchgear and protection of the power cables distributed to each floor.

Strong current systems
Internal distribution is via a vertical riser from the electrical room located on the ground floor to the top floor, accomplished by appropriately sized Strong Current and Weak Current vertical distribution channels.
The cables used are halogen-free, and with retained functions for security installations where required by current VKF (Association of Cantonal Fire Insurers) standards.

The power supplies to the apartment distribution boards are via wire cables branched for each floor. Several socket points have been provided for each room, which can be used to supply power to service equipment and controlled for the implementation of free-standing lamps.

Earthing system – equipotential connections
The earthing system and equipotential connections will be made in accordance with NIBT 2020.

Light fixtures and special lamps
In the apartments, light fittings in all rooms will allow the installation of ceiling and/or wall-mounted light fixtures, and linear light fixtures will also be installed in all entrance areas and recessed fixtures in the kitchen area.

In the communal areas, lights will be controlled by a motion detector, ceiling light fixtures with opal optics will be installed in the stairwells, and linear watertight light fixtures with opal polycarbonate diffuser will be installed in the garages.

Outdoor lighting
A specialized lighting designer has developed the lighting of the facade and communal areas. The lighting fixtures were designed in such a way as to accentuate the most prominent architectural elements by ensuring adequate illumination of the building while respecting light pollution values, as stipulated by specific regulations.

Emergency/anti-panic lighting
An emergency lighting system is provided in the emergency exit routes. The system will be managed by a dedicated central unit with centralized batteries, which allows automatic tests of the operating status of the lighting fixtures and batteries, transmitting any malfunctions to the technical service. The minimum guaranteed autonomy is 30 minutes.

Emergency exit route lighting shall be provided with green-colored pictogram lamps indicating the directions of the predetermined exit routes as required by the adopted firefighting brief.

Low-current installations
TV installation
The installation is realized with an IP network socket provided in the living room and in each bedroom.

Video intercom system
The video intercom station is provided in the outdoor entrance hall. Internal reception call and access control stations are provided inside the apartments.
The planned system is integrated on the IP network.

Burglar alarm system
For the burglar alarm system, only the ground floor and the first floor of the residence have been considered.

Home automation installation
KNX home automation system
The home automation system will allow the management of the lighting system and external roller blinds. KNX keypads will control all the systems mentioned above.

Other
Car charging system
A pipeline has been prepared for each parking space that will allow the future installation of a car charging station. Final installation will be the responsibility of the buyer.

Photovoltaic system
The installation of a photovoltaic system on the roof is planned, as well as the installation of photovoltaic panels on the facades. Production will be recorded by AIL with dedicated metering, as required by current regulations.

Lift
The residence is equipped with two electric elevators approved for people with disabilities.
They will be built with the duplex system, so as to reduce waiting times at the various floors, and the latest technology available on the market will be used. The lift will be clad in stainless steel with a front mirror in the cabin and the flooring will be made of the same material as the communal areas.

Connections to utilities
All connections to the various utilities are present: water, electricity, telephone, TV, and sewage system.

3. BUILDING PHYSICS

Building thermal properties
The building complies in all its parts with the requirements of SIA 380/1 of 2009 and the Regulation on Energy Use (RUEn) of 16 September 2008.

Building noise
Every construction detail has been specially worked out to ensure maximum living comfort for the tenants/owners of the building. All necessary measures have therefore been put into place to ensure an excellent degree of sound insulation related to impact and airborne noise.

4. COMMUNAL AREAS

Facades
The facade, as previously described, features a ventilated structure for the opaque sections, i.e. travertine panels alternating with photovoltaic panels.

External windows and doors
The casement windows and sliding patio doors are made of thermo-lacquered aluminum frames with thermo-insulating and sound-insulating triple glazing in anthracite grey.

Solar shading
Shading blinds, which are necessary for adequate sun protection, can be operated very conveniently by an electrically powered home automation system.

Balconies
The balcony paving is characterized by a dry, technical raised system with a stoneware finish. The balcony parapets, as well as all anti-fall parapets, are made of glass. All balconies are equipped with an additional simple glass closure system that allows complete closure of the frontage.

Gardens and outdoor works

Communal areas: The vehicular entrance to the building is via the access ramp located on Via San Salvatore.The pedestrian access, paved with red porphyry according to municipal specifications, is located on Via San Salvatore.

Gardens for exclusive use (penthouse): Part of the roof-garden covering is in turf. An external tap connected to the water supply of the corresponding apartment is provided.

Communal area paving
The floor of the basement rooms on the ground floor and the technical and electrical room is made of smooth concrete with quartz dusting or tiled in grès porcelain stoneware as chosen by the developer.

The flooring in lobbies, staircases and communal areas is made of grès porcelain stoneware.

Wall finishing and painting
The developer reserves the right to use travertine-type grès porcelain stoneware as floor covering or, plaster with gypsum finish, installation of corner trim and plaster mesh where necessary, implementation of Swedish cut or corner trim between slabs and brickwork.

Ceiling finish and painting
Plaster with gypsum finish, laying of corner trim at the slab joint in some rooms, plaster netting where necessary, Swedish cut and/or trimel between slabs and masonry and plasterboard walls. Color of paintwork to be chosen by the promoter.

Basement storage areas
Basement storage area partitions are made of galvanized wire mesh or solid metal panels, fitted with gates with key locks or padlocks as chosen by the developer.

Entrance and internal doors in communal areas
Reinforced entrance doors to the apartments are fireproof certified.

Letterbox and intercom
The letterbox unit is installed in the covered outdoor atrium. The video intercom is positioned at the entrance door.

5. INTERIOR FINISHES

Kitchen design
For each apartment, a budget proportionate to the size of the apartment has been allocated. The purchaser will be able to choose the colors and finishes of the designs provided by the developer while respecting the established costs.

Kitchen style description:
- Matt pet laminate finish with sample colors
- Structure made of melamine pol. carb P2
- Worktop and backboard in 12 mm thick sintered material
- Laminate doors and hatches
- Soft close drawers
- Activated charcoal cooker hood

Listed household appliances:
- Refrigerator
- Drawer freezer
- Electric oven
- Glass ceramic induction hobs
- Dishwasher

Bathrooms – sanitary facilities
Toilet-showers:
- Exhaust fans for windowless toilets with roof duct

Planned fixtures and fittings:
- Washbasin unit with matt laminate doors and mineral-marble top. Colors to be chosen by the purchaser (unless already installed prior to sale).
- Wall-hung WC and bidet

Shower/tub:
- Shower with glass shower cabin, ‚Aquatek''-type resin shower tray
- Built-in enameled steel basin with stoneware front and side panels
- Chrome-plated steel faucets

Washing machine/tumbler
Brand: Miele «WSA 000-23 CH classe B /TSA 200-23 CH" classe A++» incl. installation (cannot be changed)

Interior flooring
Apartments:
- All rooms, except the bathroom: parquet flooring combined with lacque red wood skirting
- Bathrooms: 60x60 / 60x120 cm stoneware tiles, with matching grès porcelain stoneware wall tiles
- At the customer's choice, stoneware can also be used to tile the living areas

Wall finish and painting
Plastering with gypsum finish, laying of corner trim and plaster net where necessary, Swedish cut between slabs and masonry.

Interior doors
Interior wooden apartment doors with hinged or sliding doors (as per architect's plans).

Interior flooring
Commercial premises: The floors of the commercial premises, including bathrooms and storage rooms, are made of grès porcelain stoneware.

6. BUYER BUDGET

You can find the buyer's budget on our website **greencorner.homes.**

7. FINAL REMARKS

Modifications
The developer and the design studio reserve the right to make any changes or modifications to this description for technical or other reasons without detracting from the value of the work.

Warranty
Statutory warranty from the day of acceptance of the work. Please refer to SIA 118 art. 172 et seq. for duration, commencement and tolerances.

The warranty period shall thereby last 2 years, unless otherwise agreed between the parties.

Acceptance
Upon acceptance of the work, the building passes into the custody of the client. SIA 118 art. 157 et seq. shall apply. During acceptance, any defects (minor or serious defects) shall be notified, the remedy for which shall be carried out in accordance with the SIA standard.

Upon acceptance, the buyer then takes over the property, its custody and assumes the risks. From this moment on, the developer has only the obligations arising from the legal warranty. The purchaser shall assert his rights arising from the latter through the building administration, its sole contact person.