



05

THE HOUSE

«ALPHUBEL UNLIMITED»

06

The Concept and Idea

16

Project specification

23- THE HOUSE -

«ALPHUBEL PEAK»

24

The Concept and Idea

34

Project specification

39

Contact



"ALPHUBEL UNLIMITED"

The house is located in the center of the village of Saas-Fee and overlooks the Mischabel mountain range and has a breathtaking view. Each of the appartments offers you a majestic view of the impressive glaciers and mountains of the Saas valley.

In a few minutes walk you can reach all the important shops, the doctor, the municipality, the school, the post office, the bus terminal and the cable cars. The starting point to access the ski area is a few minutes walk away. Many Apartments have breathtaking views of the imposing glaciers and the snowcapped mountains.



Alphubel Unlimited 5



Well-kept, rustic restaurant. Access to this restaurant is external.

The apartment owners have their own internal access to the restaurant.

External guests enter the restaurant via the outside entrance.

Entrance and stairwell to the apartments.

Ski room with a lockable ski locker per apartment.

A closed cellar for each apartment

Technical room







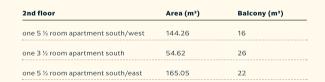
Upper Floor	Area (m²)	Balcony (m²)
one 5 ½ room apartment south/west	142.96	60
one 3 ½ room apartment south	82.86	37
one 5 ½ room apartment south/east	178.25	25





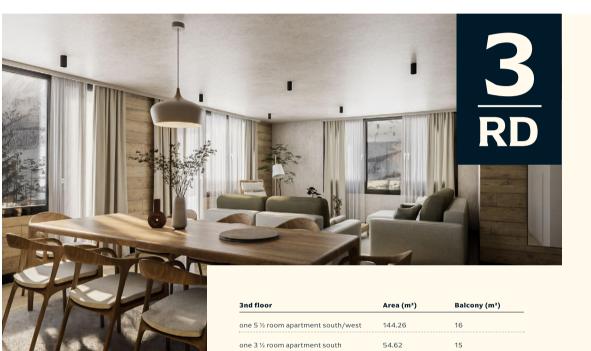
Alphubel Unlimited 09









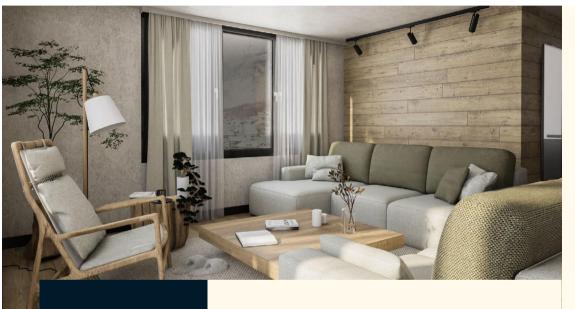


one 5 ½ room apartment south/east

165.05

22





ATTIC

Attic	Area (m²)	Balcony (m²)
one 5 ½ room apartment south/west	144.26	16
one 7 ½ room apartment south/east	219.67	32





Alphubel Unlimited 15

— ALPHUBEL UMLIMITED ————

PROJECT SPECIFICATION

The residential building Alphubel unlimited stands on a privileged hill of Saas-Fee, with a unique view of the surrounding mountains.

The apartments are built from high quality materials and finishes and are designed with generous spaces allowing the light to filter into the room.

The following criteria were carefully developed:

Overall concept:

- Aesthetics
- Functionality
- Maintenance costs

Building orientation:

- Exposure to sunlight
- Integration into the environment
- Provision of services and access
- Child-friendly
- · Handicapped Accessible

Building services:

The building services are planned by an independent technical office. The apartment building is constructed according to the latest guidelines. This means:

- Dense and well insulated building envelope
- Building design
- The plumbing & heating installations are made according to the latest guidelines.

Building physics:

The entire construction is accompanied by a building physicist.

- Increased thermal insulation
- Sound insulation according to the new SIA regulation

Electrical installations:

The electrical installations are planned by an independent planning office.

- The electrical installations are planned and constructed according to the standards of the SEV (Low Voltage Installation Standard 2005).
- There is a good standard of low and high voltage installations intended throughout the building. The electrical plan is available and can be reviewed.

Technical specifications

General

The residential building Alphubel Unlimited will have an above-average thermal insulation. In addition, the building materials are selected to be durable and be low maintenance. The guidelines for handicapped accessible building were included in the project planning.

Maintenance of common external areas

A well-kept environment is very important. The house access will be finished with asphalt (bitumen). The design of the entire environment such as entrances, ramps, green areas, planting, forecourts is determined by the building owners and the architect.

Parking

Since Saas-Fee is car-free, the cars are parked in the public car park.

Building contractor work

Concrete work:

All the floors are made from concrete as well as the basement walls. The apartment partitions are either from concrete or concrete bricks.

Masonry:

The external walls are built with bricks.

The building envelope is executed with an external thermal insulation in accordance with the guidelines of the Canton of Valais.

Room partitions:

The room partitions are made out of bricks or light weight construction.

Structural work in wood / roof truss

Wood structure:

The roof will be built from structural timber.
The Beams and rafters are made from
laminated timber (Glulam). The underside
will be clad with timber allowing the
structure (ridge beam & rafters) to be visible.

Windows

High-quality timber/metal windows with triple insulating glass are provided. The glazing has a U-value of 0.8 W/m²K.
Each living room has a casement window with tilt-and-turn wings (hinges internal).

Plumbing work

The plumbing work is executed in copper titanium zinc or aluminum.

Roofing work

The gable roof is covered with natural stone slabs. The isolation corresponds to the guidelines of the Canton of Valais.

Sunshading

All bedrooms receive reasonable sunblinds.

Electrical installation

The installations are in accordance with the SEV (NIN 2005). Central high and low current distribution system in the technical room in the basement. In the basement, the installations are "on-wall", in the entrance and living area all installations are "in-wall".

Functional rooms:

The functional rooms such as the basement, staircase etc. are equipped with light fittings and necessary switches and sockets.

Per Apartment:

A sub-distribution box in the staircase cabinet with integrated low-voltage compartment. Light switch in combination with a socket in the rooms, 1 ceiling light point each and 2 x 3-fold sockets.

- Living-dining room: 2 ceiling light spots and 3 x 3-fold sockets, one of them switched.
- Telephone and TV: One installed connection each in the living room and in the parents' room.
- Empty pipe installations for telephone and television in all rooms.
- Bathroom and shower / toilet: a ceiling lamp and a wall connection for a mirror cabinet.
- A ceiling light and a socket on the main balcony.
- Bell with intercom and entrance door unlocking.
- Empty pipe installation in the bathroom / toilet for a integrated bidet.
- Empty pipe installation in the bathroom and shower / toilet for electric towel radiators

Kitchen:

Electrical connections for all electrical appliances such as refrigerator, stove, oven, steamer or microwave oven, dishwashing machine and exhaust fan.

Heating installation

The heating is provided centrally for the entire development. The heat is generated via EnAlpin AG's district heating network. The heating is billed by the heat supplier EnAlpin AG based on consumption. Heating with low-temperature underfloor heating laid on the impact sound insulation. Each apartment has its own heating distributor with heat meter. In the living rooms a thermal single room control valve is installed. The water treatment is combined with the heating and is located in the technical room.

Sanitation/Plumbing

All pipes in the apartments as well as in the staircase are laid in-wall. The installations in the apartments are made with the GIS system, which ensures great flexibility in the plumbing unit.

Laundry room: Washer and dryer are planed in each apartment.

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Bathrooms/Showers:

All appliances such as bath and shower tray, washbasin and toilet can be selected by the buyer. For the layout, reference is made to the plans of the architect.

Value of sanitary appliances:

 2 bedroom apartment
 CHF 15'000.00

 3 bedroom apartment
 CHF 20'000.00

 4 bedroom apartment
 CHF 25'000.00

 6 bedroom apartment
 CHF 35'000.00

Kitchen facilities

All kitchens in synthetic resin, colour of the owner's choice, Siemens kitchen appliances, in chrome steel.

For the layout see proposal of the architect. With timely selection, the kitchen can be individually expanded and selected by the buyer.

Value of the kitchen installation:

 2 bedroom apartment
 CHF 20'000.00

 3 bedroom apartment
 CHF 25'000.00

 4 bedroom apartment
 CHF 30'000.00

 6 bedroom apartment
 CHF 40'000.00

Elevator

Wheelchair accessible 8-person elevator from the ground floor to the attic.

Plastering

All walls, except general rooms, are mounted with single layer plaster.

All ceilings are finished with a spray plaster.

Metal fittings

Doors:

Automatic entrance door in aluminium / steel with double glazing.

Finished metal parts:

Stop box, mailbox etc. with commercial finished products.

Carpentry work

Internal doors:

All doors are veneered in natural wood or synthetic resin, on wooden frames. Type of wood at the buyer's request. 40 mm thick full-span doors with circumferential rubber seal.

Apartment doors:

60 mm thick fire door with 3-locking. Fullspan doors with double rebate and metal door sill and circumferential rubber seal.

General carpentry:

Sill boards coated white or top-dressed.





Locking facilites

Central locking with intercom on the front door. The apartment key is suitable for the following:

Door locks:

Entrance door, apartment entrance door, mailbox and all public rooms.

Floor base

Flooring screed or cement underlay on impact sound insulation 2 x 20 mm.

Flooring

Floor coverings up to CHF 120.- / m² are planned in all living and sleeping areas as well as the entrances.

Tiling work

Kitchen:

Floor and walls up to CHF 120.- / m^2 .

Bathrooms / Showers:

Floor and walls up to CHF 120.- / m².

Painting and decoration

Exterior:

The facade is covered with 2.5 mm prefinished plaster, the semi-basement is painted with emulsion paint. ColoUr and material choices of exterior facades are determined by the building owners in collaboration with the architect..

Interior:

The walls in the living rooms and bedrooms are provided with a 1.5 mm plaster. All ceilings in the living rooms and bedrooms are covered with a spray plaster. In the kitchen, in the staircase and in the public rooms, the walls are painted over with dispersion.

Remarks

Conditions imposed by the authorities as well as technical adjustments remain reserved. All area information and dimensions on the plans are drawn and set but may differ as a result of changes.

Furnishing

The furniture drawn in the plans is merely a suggestion of the architect.



"ALPHUBEL PEAK"

The house is located in the center of the village of Saas-Fee and overlooks the Mischabel mountain range and has a breathtaking view. Each of the appartments offers you a majestic view of the impressive glaciers and mountains of the Saas valley.

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Entrance and stairwell to the apartments.

A closed cellar for each apartment, which also serves as a ski room

Technical room

Upper Floor	Area (m²)	Balcony (m²)	
one 2 ½ room apartment south/west	67.63	22	
one 3 ½ room apartment south	81.33	22	





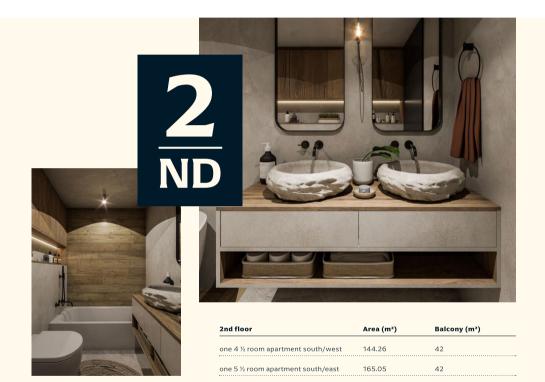
24 Alphubel Peak Alphubel Peak







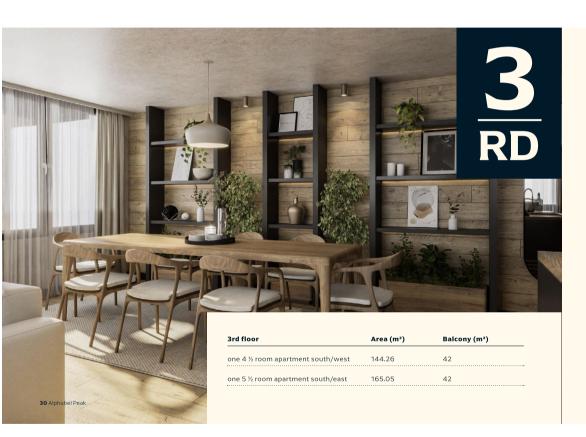
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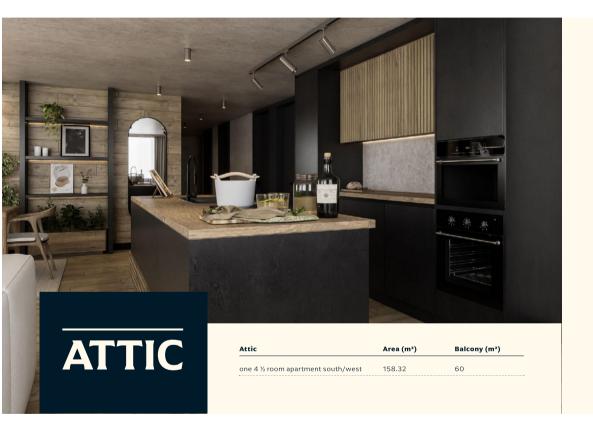
28 Alphubel Peak Alphubel Peak







Alphubel Peak 31







Alphubel Peak 33

———— ALPHUBEL PEAK ————

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- · There is a good standard of low and high voltage installations intended throughout the building. The electrical plan is available and can be reviewed.

Technical specifications

General

The residential building Alphubel Peak will have an above-average thermal insulation. In addition, the building materials are selected to be durable and be low maintenance. The guidelines for handicapped accessible building were included in the project planning.

Maintenance of common external areas

A well-kept environment is very important. The house access will be finished with asphalt (bitumen). The design of the entire environment such as entrances, ramps, green areas, planting, forecourts is determined by the building owners and the architect.

Parking

Since Saas-Fee is car-free, the cars are parked in the public car park.

Building contractor work

Concrete work:

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Masonry:

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Room partitions:

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Structural work in wood / roof truss

Wood structure:

The roof will be built from structural timber. The Beams and rafters are made from laminated timber (Glulam). The underside will be clad with timber allowing the structure (ridge beam & rafters) to be visible.

Windows

High-quality timber/metal windows with triple insulating glass are provided. The glazing has a U-value of 0.8 W/m2K. Each living room has a casement window with tilt-and-turn wings (hinges internal).

Plumbing work

The plumbing work is executed in copper titanium zinc or aluminum.

34 Alphubel Peak Alphubel Peak 35

Roofing work

The gable roof is covered with natural stone slabs. The isolation corresponds to the guidelines of the Canton of Valais.

Sunshading

All bedrooms receive reasonable sunblinds.

Electrical installation

The installations are in accordance with the SEV (NIN 2005). Central high and low current distribution system in the technical room in the basement. In the basement, the installations are "on-wall", in the entrance and living area all installations are "in-wall".

Functional rooms:

The functional rooms such as the basement, staircase etc. are equipped with light fittings and necessary switches and sockets.

Per Apartment:

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- Empty pipe installations for telephone and television in all rooms.
- Bathroom and shower / toilet: a ceiling lamp and a wall connection for a mirror cabinet.
- A ceiling light and a socket on the main balcony.
- Bell with intercom and entrance door unlocking.
- Empty pipe installation in the bathroom / toilet for a integrated bidet.
- Empty pipe installation in the bathroom and shower / toilet for electric towel radiators

Kitchen:

Electrical connections for all electrical appliances such as refrigerator, stove, oven, steamer or microwave oven, dishwashing machine and exhaust fan.

Heating installation

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Bathrooms/Showers:

All appliances such as bath and shower tray, washbasin and toilet can be selected by the buyer. For the layout, reference is made to the plans of the architect.

Value of sanitary appliances:

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2 be	edroom apartment	CHF 15'000.00
3 be	edroom apartment	CHF 20'000.00
4 b	edroom apartment	CHF 25'000.00
Pen	thouse	CHF 35'000.00

Kitchen facilities

All kitchens in synthetic resin, colour of the owner's choice, Siemens kitchen appliances, in chrome steel.

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Value of the kitchen installation:

1 bedroom apartment	CHF 15'000.00
2 bedroom apartment	CHF 20'000.00
3 bedroom apartment	CHF 25'000.00
4 bedroom apartment	CHF 30'000.00
Penthouse	CHF 40'000.00

Elevator

Wheelchair accessible 8-person elevator from the ground floor to the attic.

Plastering

All walls, except general rooms, are mounted with single layer plaster.

All ceilings are finished with a spray plaster.

Metal fittings

Doors:

Automatic entrance door in aluminium / steel with double glazing.

Finished metal parts:

Stop box, mailbox etc. with commercial finished products.

Carpentry work

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Apartment doors:

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General carpentry:

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36 Alphubel Peak
Alphubel Peak

Locking facilites

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Door locks:

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Floor base

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Floor coverings up to CHF 120.- / m² are planned in all living and sleeping areas as well as the entrances.

Tiling work

Kitchen:

Floor and walls up to CHF 120.- / m^2 .

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Furnishing

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Customer service & sales

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38 Alphubel Peak Kontakt 39

