



A PROJECT OF LIKA HOLDING AG

PARADISO BUTTERFLY

Technical sales documentation
Apartments

INTRODUCTION

The Butterfly project is located in the heart of Paradiso, in a well-connected residential area just a few minutes from the centre of Lugano. Butterfly's strategic location allows easy access to public transport and proximity to all the city's main services.

The building has nine storeys above ground level, with the ground floor intended for commercial activities. The central part is also intended for commercial activities, with the exception of the penthouse, while the side wings house residential units. As the building is still in the planning phase, each floor can be customised, allowing a choice between commercial and residential use. The building also includes four basement floors, which will be used as garages. The residential floors offer a variety of flats with 1.5 to 4.5 rooms to meet different living requirements.

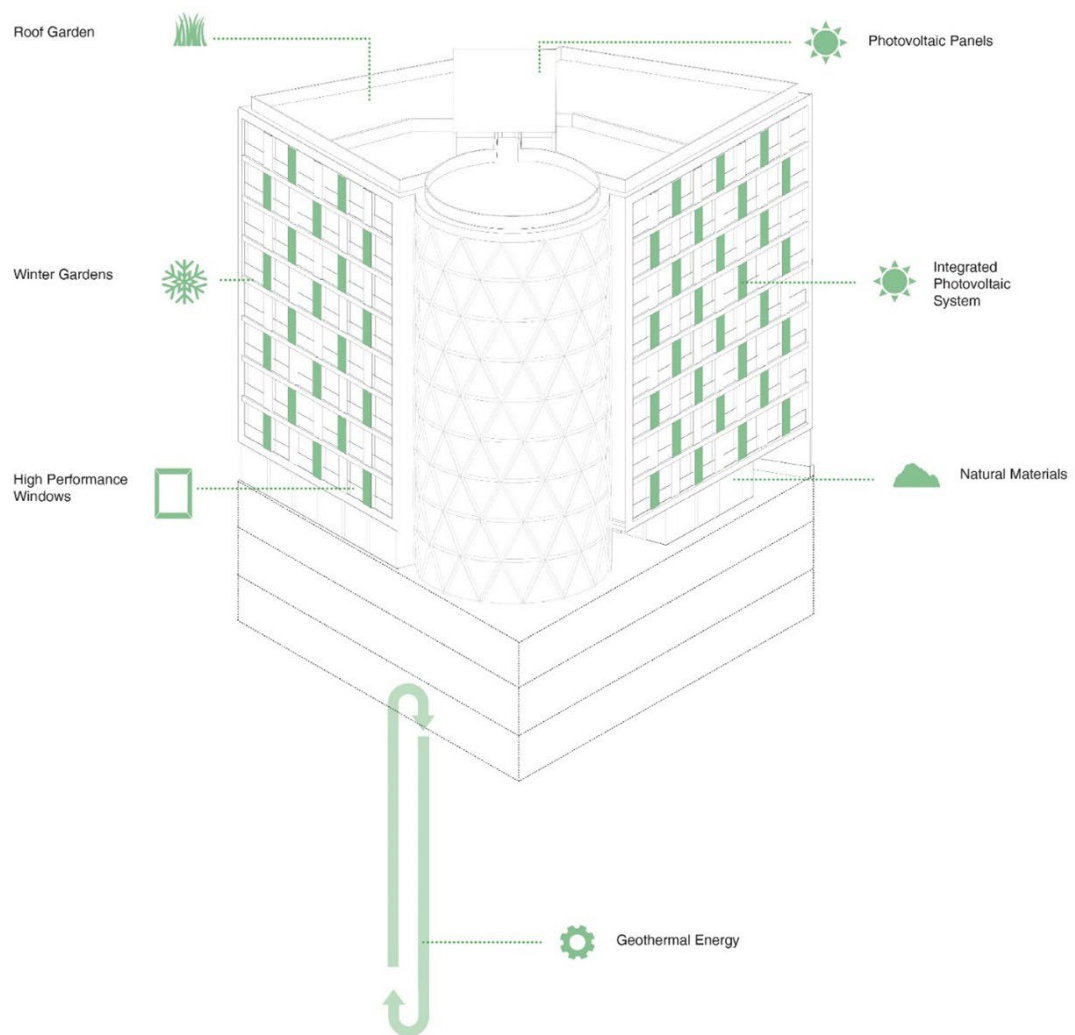
The level of quality is high and great care has been taken in the choice of exterior materials and interior fittings. The façade of the building has a ventilated structure and is clad with travertine panels alternating with photovoltaic panels. The common areas are clad in high-quality travertine or plasterboard, creating an elegant and refined atmosphere.

Butterfly is designed for those who want to live in a modern and cosy environment, with a focus on environmental sustainability. The heating and cooling system is entrusted to a thermal pump with geothermal probes that utilises the energy of the ground to ensure comfort all year round. The hot water is produced centrally and kept in circulation by a circulation system.

Photovoltaic panels are integrated into the façade and blend harmoniously into the design of the building, distinguishing them from conventional photovoltaic modules and giving them an elegant appearance that harmonises with the architecture. An additional photovoltaic system is installed on the roof of the technical building, which helps to increase the energy generation capacity.

The building envelope consists of high-performance insulation materials and thermally broken windows and doors with triple glazing, which contribute to significant energy savings. All the materials used, both for the façades and the interiors, are completely natural. The terraces are equipped with additional window frames that allow them to be completely closed and transformed into winter gardens that can be used even in the coldest months.

The ecological aspects described above, are described in the following sketch:



1. STRUCTURE

The load-bearing structure is made of reinforced concrete in accordance with the structural engineer's specifications.

All enclosing structures of the underground shell are built according to the white tank system, which means that the basement floors are completely sealed against the ingress of water and moisture. The horizontal and vertical structural elements of the above-ground storeys are also made of reinforced concrete.

The internal partition walls, on the other hand, are made of plasterboard with sound-insulating and fire-resistant properties in accordance with the applicable regulations.

2. INSTALLATIONS

Heating and cooling system

Heat generation: Thermal power station consisting of geothermal probes with thermal pump in the plant room in the basement -4.

Heat distribution: underfloor heating. The building has a summer/winter switch to control the system in each flat.

Summer cooling: by ceiling fans for each flat connected to a special system with condensate drainage. The building has a summer/winter switch for controlling the system in each flat.

There is a system for separate recording of energy consumption.

Pipes and sanitary facilities

Manufactured and dimensioned in accordance with the applicable regulations.

The sanitary facilities are to be selected by the client in consultation with the general contractor. Connection option for a washing machine. Each flat has a separate meter for domestic water consumption.

Ventilation

The ventilated rooms are connected to the various floors by technical rooms that extend from the basement to the top floor and are insulated acoustically, thermally and in terms of fire protection with increased and guaranteed requirements in accordance with SIA standards.

Ventilation is used in the following areas:

- WC and bathroom with time-controlled fans with light opening in the bathroom;
- Kitchen extractor bonnets and recirculation mode with activated charcoal filter;
- Garages;
- Cellar.

Electrical systems

Heavy current devices

The connection to the power grid is established by AIL via a newly built cable termination specially designed for the system.

The main switchboard on the 1st basement floor is equipped with all switching and protection devices for the power lines distributed across the floors.

Power installations

Internal distribution takes place via two vertical pillars. The distribution for the flats runs from the electrical room on the 1st basement floor to the top floor and is carried out via appropriately dimensioned high-voltage and low-voltage distribution ducts.

The cables used are halogen-free and have functional integrity for safety installations where required by the applicable VKF standards.

Power is supplied to the flat control panels via cast iron pipes, which are discharged from the inspectable plant room on each floor.

Several sockets are provided for each room, which can be used to supply power to service devices and can be controlled for the possible use of floor lamps.

Earthing system - potential equalisation

The earthing system and the potential equalisation connections are designed in accordance with NIBT 2020.

Lighting and special lamps

The lighting in the rooms will be realised with LED technology; there will be lighting points in all rooms in the flats that will allow the installation of ceiling and/or wall lights, as well as linear lights in all entrance areas, bathrooms and terraces and recessed lights in the kitchen area. A power track with LED lights will also be installed in the ceilings of the kitchen area.

Low-current systems

Data network

The data network is realised with universal structured cabling, with two sockets in the living room and one in each room.

TV system

Swisscom TV with a socket is available in the living room and in each master bedroom.

Video intercom system

The video intercom system in front of the main entrance. A reception station is installed at the entrance to each flat.

The planned system is integrated into the IP network.

Home automation system

KNX BUS system

The home automation system will enable the lighting and external blinds to be controlled.

The weather station installed on the roof is connected to the shutter control system and there are pyranometers to control solar radiation.

There will be KNX BUS keypads to control all the above systems and a general control at the entrance of each flat equipped with a 3.5" touch display to control the general on-off switching of the lights and zone control of the underfloor heating.

Lights and special lamps

In the communal areas, the lighting is controlled by presence detectors, ceiling lights with opal optics are installed in the stairwells, and linear, waterproof lights with opal polycarbonate covers are fitted in the garages.

Outdoor lighting

The lighting for the façade and communal areas is designed by a specialised lighting designer. The luminaires have been designed to emphasise the main architectural elements and ensure adequate lighting of the building, while complying with the light pollution levels prescribed by the relevant regulations.

Further attachmentsCharging stations for electric vehicles

Docking points have been prepared where a charging station can be installed at a later date. The completion of the system is at the expense of the buyer.

Photovoltaic system

A photovoltaic system will be installed on the roof and photovoltaic panels will also be fitted to the façades. Production will be measured by AIL with its own meter, as required by the applicable regulations.

Elevator

The building is equipped with two electric elevators approved for people with disabilities. They are designed according to the duplex system to reduce waiting times on the different floors and will use the latest technology on the market.

The elevators will be clad in stainless steel and have a front mirror in the cabin. The floor will be made of the same material as the communal areas.

House connections

All house connections are available: Water, electricity, telephone, TV and sewerage.

3. BUILDING PHYSICS

Building thermics

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

Sound insulation

Every structural detail has been specially designed to ensure maximum living comfort for the building's tenants/owners. All necessary measures were taken to ensure excellent sound insulation against the propagation of impact and airborne noise.

4. COMMUNAL AREAS

Facades

As described above, the façade is characterised by a rear-ventilated structure for the opaque parts, i.e. travertine panels alternating with photovoltaic panels.

Frames of exterior windows and doors

The casement windows and sliding patio doors consist of thermo-lacquered aluminium frames with heat- and sound-insulating triple glazing in anthracite grey.

Sun protection

Blackout blinds, which are necessary for adequate sun protection, can be conveniently moved with an electrified home automation system.

Terraces

The paving of the terraces is characterised by a dry, technical elevation system with a stoneware surface.

The terrace parapets and all fall protection parapets are made of glass. All terraces are fitted with additional single glazing, which allows the façade to be completely closed.

Gardens and outdoor work**Shared spaces:**

Access for vehicles is via the access ramp in Via Geretta.

Pedestrian access with porphyry paving in accordance with municipal specifications.

Gardens for exclusive use (penthouse): Lawn cover. Installation of an external water tap connected to the water supply of the respective flat.

Floor covering in communal area

The floor of the basement rooms on the ground floor and the technical and electrical room is made of smooth concrete with quartz scattering or porcelain stoneware tiles, depending on the choice of the project sponsor.

The floors in the lobbies, stairwells and communal areas are made of porcelain stoneware.

Wall panelling and painting

The promoter reserves the right to use travertine-type porcelain stoneware as cladding or gypsum plaster, installation of gypsum edge protectors and, if necessary, grids, execution of Swedish cuts or edge protectors between slabs and masonry.

Ceiling panelling and painting

Gypsum plaster, application of corner protectors at the panel joint in some rooms, gypsum mesh where required, Swedish cut and/or panelling between panels and brickwork and plasterboard walls.

Colour of the project sponsor's choice.

Cellar rooms

Cellar partition wall made of galvanised wire mesh or solid metal panels, fitted with gates with key or padlocks of the project sponsor's choice.

Entrance doors and interior doors to communal areas

The armoured entrance doors to the flats have a fire protection certificate.

Letterbox and intercom system

The letterbox system is installed in the covered outdoor atrium. The video intercom system is located at the entrance door.

5. INTERIOR FINISHES

Kitchens

A budget has been set for each flat in relation to the size of the flat. The buyer can choose the colours and finishes of the models offered by the developer within the set costs.

Descriptive standard kitchen:

- Matt pet laminate surface with choice of colours
- Structure made of melamine-coated Carb P2 boards
- Work surface and rear panel made of 12 mm thick sintered material
- Laminate doors and flaps
- Drawers with drawer dampers
- Extractor bonnet with activated charcoal filter

Electrical appliances:

- Refrigerator
- Freezer compartment
- Electric oven
- Glass ceramic induction hobs
- Dishwasher

Bathroom - Sanitary facilities

Bathroom with shower:

- Exhaust air fans for windowless bathrooms with roof ducts.

Intended fixtures and accessories:

- Washbasin base with matt laminate doors and mineral marble top. Colours of the buyer's choice (if not already installed before the sale);
- WC and bidet with wall mounting.

Shower/bathtub:

- Shower with glass shower cubicle, tiled shower tray on the floor.
- Recessed bath in enamelled steel with front and sides in porcelain stoneware.
- Chrome steel fittings.

Interior flooring

Flats:

- All rooms except the bathroom: parquet flooring combined with varnished wooden plinths.
- Bathroom: 60x60 / 60x120 cm porcelain stoneware tiles, with matching porcelain stoneware wall tiles.
- At the customer's request, it is also possible to realise the living room cladding in porcelain stoneware tiles.

Wall panelling and painting

Gypsum plaster, application of edge protection and gypsum mesh, if necessary, Swedish cut between ceilings and masonry.

Interior doors

Wooden interior doors with hinged or sliding doors (according to the architect's plans).

6. BUYER BUDGET

The buyer's budget is available on our website butterfly-paradiso.ch.

7. FINAL REMARKS

Changes

The project organiser and the planning studio reserve the right to make changes to this description for technical or other reasons without this reducing the value of the construction work.

Guarantees

Statutory warranty from the date of acceptance of the work. The duration, commencement and tolerances are set out in SIA 118 Art. 172 ff. The warranty period is therefore 2 years, unless otherwise agreed between the parties.

Acceptance

Upon acceptance of the work, the building becomes the responsibility of the client. The SIA standard 118 Art. 157 ff. applies. Any defects (minor or serious defects) must be reported at the time of acceptance and rectified in accordance with the SIA standard. Upon acceptance, the buyer also takes over the flat, as well as all dangers and risks. From this point onwards, the developer only has the obligations arising from the statutory warranty. The buyer exercises his rights under this warranty via the property management company, which is his sole point of contact.