



MY FAVOURITE PLACE IN ZURICH







[www.amschanzengraben.ch](http://www.amschanzengraben.ch)





### **An exclusive lifestyle at a prestigious address**

As a future tenant of Schanzengraben 19, you will be able to enjoy maximum living comfort in the heart of Zurich just a stone's throw away from Paradeplatz.

This building conversion by the renowned Kalfopoulos architect's office from Zurich will result in 14 unique rental apartments situated directly on the Schanzengraben. The stylish interior design of the apartments impresses thanks to numerous refined details, with the innovative room layout perfectly supplemented by an exciting interplay between high-quality materials and technical convenience.

High ceilings and a sensational view over the Schanzengraben and the city centre await you in several of these exclusive apartments. An in-house fitness rounds off this unique residential opportunity.





### Your favourite place in Zurich

From the foyer to the top floor, the building at Schanzengraben 19 exudes an air of elegance and exclusivity. The prestigious location of the charming apartments does the rest.

Located right in the pulsing heart of the city, the Schanzengraben remains an oasis of tranquillity that offers absolute privacy and a laid-back, relaxed atmosphere. Each day, many enjoy the calm surroundings of this inner-city area to relax or recharge their batteries during their lunch break. It is also perfect for an evening stroll along the river to the Botanical Garden. However, the location is also perfect for urbanites looking for entertainment. The comprehensive range of culinary, leisure and cultural highlights on offer around the Schanzengraben meet the most discerning requirements in terms of residential and living quality.

From 2016 onwards, you will be able to discover both old and new favourites right on the doorstep of your pied-à-terre in the heart of Zurich.



Favourite locations around the Schanzengraben





# FIRST FLOOR

1:100



**APARTMENT 1.1**  
 Living space: approx. 72.83 m<sup>2</sup>  
 South-facing balcony: approx. 9.40 m<sup>2</sup>

**APARTMENT 1.2**  
 Living space: approx. 75.25 m<sup>2</sup>  
 Balcony facing the Schanzengraben:  
 approx. 6.68 m<sup>2</sup>

**APARTMENT 1.3**  
 Living space: approx. 65.86 m<sup>2</sup>

# SECOND FLOOR

1:100



**APARTMENT 2.1**  
 Living space: approx. 72.83 m<sup>2</sup>  
 South-facing balcony: approx. 9.40 m<sup>2</sup>

**APARTMENT 2.2**  
 Living space: approx. 75.25 m<sup>2</sup>

**APARTMENT 2.3**  
 Living space: approx. 65.86 m<sup>2</sup>  
 Balcony facing the Schanzengraben:  
 approx. 6.68 m<sup>2</sup>

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# THIRD FLOOR

1:100



**APARTMENT 3.1**  
 Living space: approx. 72.83 m<sup>2</sup>  
 South-facing balcony: approx. 9.40 m<sup>2</sup>

**APARTMENT 3.2**  
 Living space: approx. 75.25 m<sup>2</sup>  
 Balcony facing the Schanzengraben:  
 approx. 6.68 m<sup>2</sup>

**APARTMENT 3.3**  
 Living space: approx. 65.86 m<sup>2</sup>

# FOURTH FLOOR

1:100



**APARTMENT 4.1**  
 Living space: approx. 72.83 m<sup>2</sup>  
 South-facing balcony: approx. 9.40 m<sup>2</sup>

**APARTMENT 4.2**  
 Living space: approx. 75.25 m<sup>2</sup>

**APARTMENT 4.3**  
 Living space: approx. 65.86 m<sup>2</sup>  
 Balcony facing the Schanzengraben:  
 approx. 6.68 m<sup>2</sup>

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# ATTIC FLOOR

1:100



**APARTMENT 5.1**

Living space: approx. 91.50 m<sup>2</sup>  
 South-facing balcony: approx. 9.40 m<sup>2</sup>  
 Terrace facing the Schanzengraben:  
 approx. 12.90 m<sup>2</sup>

**APARTMENT 5.2**

Living space: approx. 70.00 m<sup>2</sup>  
 Terrace facing the Schanzengraben:  
 approx. 46.17 m<sup>2</sup>





# FURNISHINGS AND MATERIALS

## FACADE

- North: Metal and glass facade
- South: Compact facade, grey

## WINDOWS | DOORS

- Windows: Metal windows, anthracite inside and outside
- Double curtain rail installed on ceiling
- Front doors: Wood/wood composite, natural oak
- Room doors: Steel/wood composite, pearl white
- Curtain rail with heavy curtain for separating the living and sleeping areas

## BUILT-IN CUPBOARDS AND WARDROBES

- Dressing area and build-in wardrobes in all apartments
- Fronts: Synthetic resin coating as seen in kitchen, pearl white, matt

## SUN PROTECTION

- North: Interior shade
- South: Electric exterior blinds

## BALCONIES | TERRACES

- Balconies and terraces: Porcelain stoneware slabs in Valser quartzite look
- Glass balustrade

## FLOOR COVERING IN LIVING / SLEEPING AREAS

- Wooden parquet flooring: Oak, oxidative white oiling
- Base: Pearl white

## WALLS | CEILINGS

- Walls: Fine cement plaster, pearl white
- Ceiling: Plaster, pearl white

## KITCHENS

- Fronts: Synthetic resin coating, pearl white, matt  
Recessed handles: Aluminium, pearl white spray coating
- Drawers and pull-outs with cushioned closing
- Worktop and sink: Chrome steel
- Splash protection: Mirror, smoked
- Extractor fan, ceramic stove top, fridge, freezer, combi-steamer, dishwasher; all from Siemens

## BATHROOMS

- Floor and walls: Porcelain stoneware slabs with natural stone look
- Sanitary appliances: White ceramic
- Mirror-fronted cabinet: Semi-recessed with LED lighting and power outlets
- Shower with glass partition
- Rain shower

## ELECTRICAL INSTALLATIONS

- smart PLACE building automation system
- Ceiling connections, multiple switch and power outlet combinations, switched power outlets, overhead spotlights, wallwashers
- Intercom system with video transmission

## LAUNDRY ROOM | CELLAR

- Spacious cellar area for each apartment with integrated laundry room
- Features: Washer/dryer (V-ZUG) and sink
- Additional rooms available in basement for use as storage, hobby room or wine cellar

## HEATING

- Underfloor heating
- Convectors (installed in floor)

## LIFT

- Barrier-free lift

## CYCLE STANDS

- Several cycle stands, both indoors and outdoors

## FITNESS ROOM

- In-house fitness room
- Gym equipment
- Showers and changing rooms

All information, plans, drawings etc. are non-binding. We reserve the right to make alterations right up to completion of the building.





ARCHITECTURE AND INTERIOR DESIGN  
Kalfopoulos Architekten AG | Zurich  
[www.kalfopoulos.ch](http://www.kalfopoulos.ch)

BUILDING MANAGEMENT  
Alpha REM AG | Egg b. Zurich  
[www.alpha-rem.ch](http://www.alpha-rem.ch)

## YOUR CONTACT

BSZ Immobilien  
Fraumunsterstrasse 23  
8001 Zurich, Switzerland

[verwaltung@bszimmo.ch](mailto:verwaltung@bszimmo.ch)  
Tel. +41 (0)44 225 40 80

[www.amschanzengraben.ch](http://www.amschanzengraben.ch)

