

**There are various issues to consider when purchasing a turnkey apartment. Below we explain the most important points in the purchasing process.**

### RESERVATION

When you sign the reservation agreement, you pay a fee of CHF 50,000. If you cancel your reservation before the purchase contract has been completed, a lump sum of CHF 5,000 plus VAT will be invoiced to compensate the seller for the reservation order, the resulting administrative expenses and the blocking of the apartments, and similarly a fee of CHF 5,000 plus VAT if you cancel after completion of the purchase contract. When signing the reservation agreement, a confirmation of financing from a Swiss financial institution must be provided.

### PURCHASE/PAYMENT PROCESSING

The stated prices are all-inclusive prices for the turnkey apartment (in accordance with the service specifications and contract documents). The purchaser shall pay the agreed sales price before the benefit and risk pass to the purchaser, as follows. These payments shall neither bear interest nor be secured.

- Prior to the notarisation of the purchase contract, the buyer has already paid a reservation fee of CHF 50,000.
- At the public notarisation of the purchase contract, the buyer shall pay 20% of the purchase price minus the reservation fee of CHF 50,000 already paid. Three working days before the date of notarisation, the buyer must submit an irrevocable promise of payment from a bank established in Switzerland for entire purchase price.
- Upon transfer of ownership and hand-over of the apartment, the buyer shall pay the remaining 80% of the purchase price.

### INCLUDED IN THE PACKAGE PRICE

Turnkey apartment ready for occupancy with cellar compartment (inc. VAT) as part of a finished complex including a parking garage and landscaped surroundings.

- All building utilities including connection fees for sewerage, water, electricity and cable TV
- All finishing and installation work to the extent specified in the building specifications
- All fees for geologist, surveyor, architect, engineering and building services specialists required for the construction of the building
- Cost of building, builder's liability and construction insurance up to acceptance or occupation
- Cost of establishing the apartment ownership, the management regulations and the regulation of easements

### NOT INCLUDED IN THE PACKAGE PRICE

- Cost of additional services and structural changes (special requests) as well as any fees and VAT incurred.
- Half of the change of ownership cost (notary and land registry)
- Cost of any mortgages to be created or increased by the purchaser
- Any newly imposed fees and charges that were hitherto unknown to the authorities

### MISCELLANEOUS

In the event of a purchase being brokered by a third party, neither the seller nor the agent shall be entitled to a commission. Offer subject to confirmation – subject to prior sale and price changes. This documentation does not confer any legal entitlement to an apartment.

### DISCLAIMER

All details are non-binding. The furnishings in the pictures and the visualisations serve as examples and do not always depict the final fit-out. The standard of finish depicted here also shows individual buyer wishes, which can be additionally ordered and purchased. We reserve the right to make changes until completion of the building. All pictures used in this documentation are for illustration purposes only and do not necessarily correspond to reality. We reserve the right to make design-related changes and modifications to the construction and materials.