

The image is a composite of two architectural renderings. The left rendering shows a three-story semi-detached house with a steep, brown-tiled gabled roof. The house has light-colored horizontal siding and several windows. A large, green garden area is visible in front of the house, with a paved path leading to a lower level. Two small figures of people are standing in the garden. The right rendering shows a similar house from a different angle, highlighting the red-tiled roof and the ground floor with dark-framed windows and doors. A white car is parked on a paved area in front of the house. The background shows a green hillside.

NEW
RESIDENTIAL
PROJECT

DÄLLIKON

Two semi-
detached Houses

FROM CHF 2'225'000.-

THE PROJECT

MODERN,
SPACIOUS,
PERSONAL



Two modern semi-detached houses with a total of four residential units are being built on Rebweg in Dällikon, offering families a well-designed living concept with plenty of space for personal development. The houses are being sold off-plan, giving you the opportunity to choose materials and fittings according to your wishes – create a home that suits you and your lifestyle.

HIGHLIGHTS

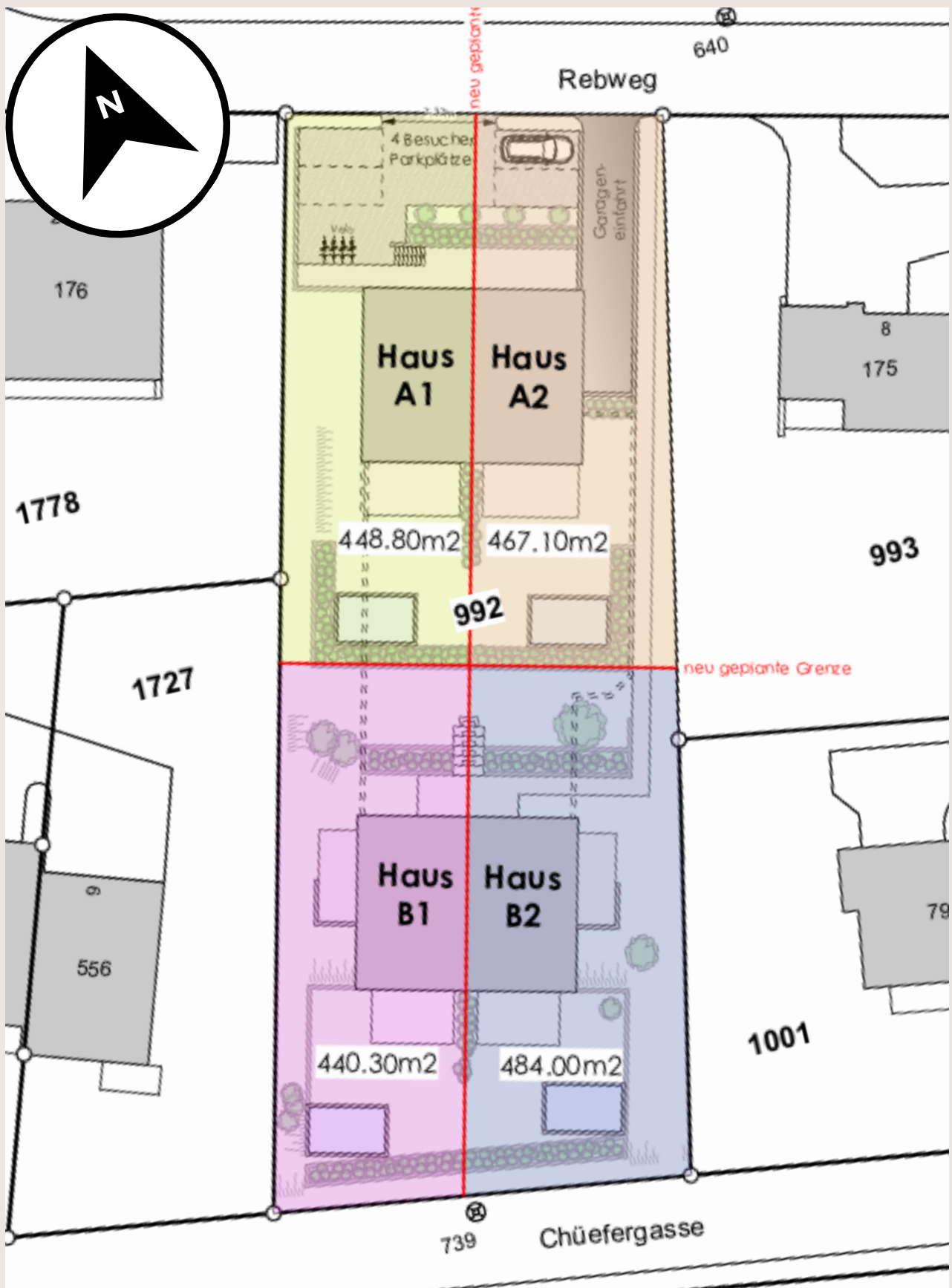
FAMILY-FRIENDLY, HIGH-QUALITY, INDIVIDUAL

Each residential unit impresses with its spacious floor plans, high-end finishes and plenty of space for the whole family – both indoors and outdoors. Here, modern living meets comfort and quality.

The quiet residential area in Dällikon, combined with large gardens and the option of installing a private pool, are what make this new-build project especially appealing to families who want to live close to nature while still being within easy reach of the city.



SITE PLAN



DÄLLIKON

WONDERFULLY RURAL, CONNECTED TO THE CITY



Dällikon, with a population of around 4,000, is located on the northern slope of the Altberg in the green Furttal valley and is part of the dynamic Zurich North region. The village impresses with its quiet, natural location and excellent accessibility: Zurich can be reached in around 30 minutes by public transport, and Regensdorf with its large shopping centre is just a few minutes away.

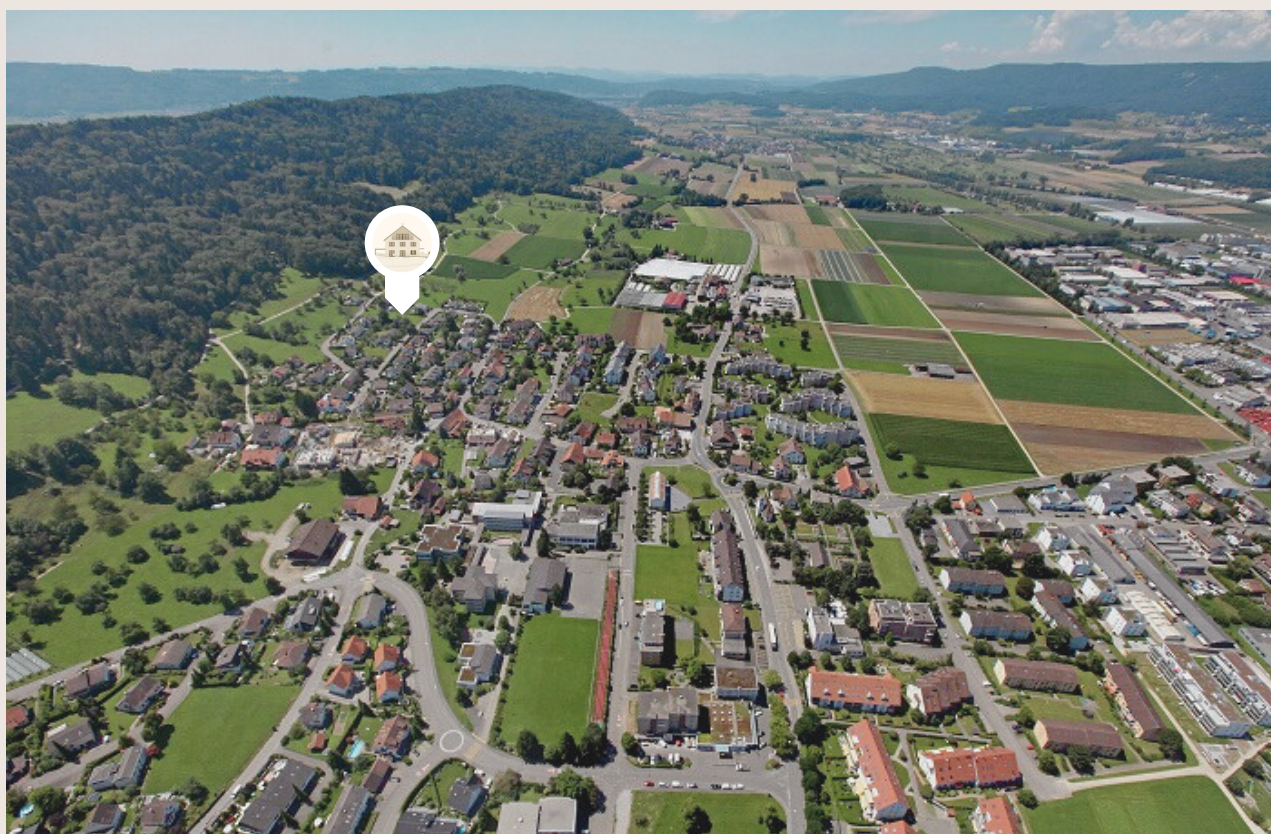
The village offers everything you need for everyday life: there is a nursery and primary school in Dällikon itself, while secondary schools are easily accessible in neighbouring communities. Numerous shopping facilities, doctors and services are available in the nearby centre of Regensdorf, with the Zentrum Regensdorf shopping centre as a regional attraction.

LOCATION

EVERYTHING IS CLOSE BY

Rebweg is situated in a quiet and privileged residential area surrounded by detached houses, offering a prime location in Dällikon with views over the Furttal valley and the Lägern mountains. Both Rebweg and Chüefergasse are peaceful streets used almost exclusively by residents. The primary school and kindergarten are just a seven-minute walk away, the bus stop can be reached in eight minutes, and the SPAR supermarket in eleven minutes.

Directly above the semi-detached houses lies a large forested area with the Altberg observation tower.



Regensdorf Zentrum
Zürich Mainstation
Zürich Airport

5 Min.
30 Min.
31 Min.



5 Min.
26 Min.
22 Min.



3 km
11.1 km
14.3 km

INTERIOR DESIGN

EXCLUSIVE LIVING



Thanks to generously allocated budgets, you can choose from a selection of exquisite materials for floors, bathrooms, and kitchen finishes. The high standard includes premium flooring options in the living and dining areas. Even the choice of parquet – whether light or dark – noticeably transforms the atmosphere and lends each room its own distinctive character.



INTERIOUR DESIGN



The desired atmosphere can also be perfectly expressed in the bathrooms through the choice of materials. Whether with neutral tiles combined with striking wooden cabinetry, or with a subtle mosaic accent wall paired with a minimalist washbasin – even small design details shape the overall impression and create an ambience tailored entirely to individual preferences



OUR STANDARDS FOR YOU

THE HIGHLIGHTS OF YOUR NEW HOME

- **Solar-Assisted Heating:** Your heat pump is powered by clean, self-generated electricity – ensuring the lowest possible operating costs.
- **High-Efficiency Geothermal Energy:** Heating and natural cooling via underfloor heating, using the constant energy from deep within the ground.
- **Comfort Ventilation Throughout the Home (MVHR):** Always fresh, filtered air without heat loss – perfect for allergy sufferers and for maintaining a healthy indoor climate.
- **High-Performance Triple-Glazing:** For absolute peace and quiet, maximum insulation, and enhanced security.
- **(Optional) Active Free-Cooling:** Additional cooling capacity for maximum freshness on the hottest summer days.



BRIEF DESCRIPTION OF CONSTRUCTION

YOUR HOUSE IN DETAIL

SHELL CONSTRUCTION

CEILING & WALLS

- Floor slab and areas in contact with the ground in reinforced concrete
- External and internal walls partly in reinforced concrete, partly in brick
- Floor slabs in reinforced concrete

FAçADE

- External walls in reinforced concrete or brick
- External thermal insulation in mineral material according to building physicist's specifications, mineral finishing plaster

WINDOWS

- Triple insulated glazing
- Lift-and-slide window in the living area

SUN PROTECTION

- Aluminium composite blinds with electric drive
- Horizontal fabric awnings with electric drive

HEATING SYSTEM

- Geothermal energy from ground probes
- Underfloor heating

ELECTRICAL SYSTEMS

- Recessed lighting in the entrance hall, corridor, kitchen and bathrooms
- Multimedia cabling for internet and TV
- At least three plugs in the living room and in each bedroom

VENTILATION SYSTEM

- Controlled ventilation in living areas
- Separate ventilation unit for each house
- Kitchen extractor fan with recirculation

PLUMBING SYSTEM

- All sanitary appliances and fittings as specified in the budget
- Frost-proof outside tap for each house

LIFT SYSTEM HOUSE B

- Wheelchair-accessible passenger lift with electromechanical drive and no lift crossing.
- Direct lift access to houses B1 and B2 via separate key control.

BRIEF DESCRIPTION OF CONSTRUCTION

YOUR HOUSE IN DETAIL

INTERIOUR FINISHES

LIVING AND BEDROOMS

- Parquet or tiled flooring with skirting boards as per budget list
- Walls with plaster finish, painted
- Ceilings with white plaster, painted

BATHROOMS

- Tiled flooring as per budget list
- Walls with tiled finish as per budget list / partially with plaster finish
- Ceilings with white plaster, painted

KITCHEN

- Parquet or tiled flooring according to budget list
- Ceilings with white plaster, painted
- Kitchen with cooking island
- Kitchen furniture and appliances according to budget list

DOORS

- Front doors with steel frames
- Interior doors with steel frames, room height
- Doors to cellars, utility rooms and technical rooms with steel frames, min. 2.10 m

WARDROBES

- Multi-part wardrobe in the entrance hall

BASEMENT ROOM

- Floor painted
- Walls painted
- Ceilings painted
- Connections for washing machine/tumble dryer prepared
- Plugs prepared

SIDE ROOMS

- Floor painted
- Walls painted
- Ceilings painted

OUTDOOR FACILITIES

- Green areas, shrubs and plants in accordance with the landscaping concept
- Partial mesh fence or picket railing for fall protection
- Access and entry area with lighting
- Access and entry area with lighting
- Visitor parking spaces

BUDGET LIST

YOUR HOUSE IN DETAIL

SANITARY APPLIANCES

Gross prices including VAT per house

CHF 40'000

KITCHEN FITTINGS

Gross prices including VAT per house

CHF 50'000

WARDROBE

Wardrobe at the entrance

Gross prices including VAT per house

CHF 3'000

FLOOR COVERINGS

Living/dining room, bedrooms, kitchen

Bathroom/shower/toilet, shower/toilet and guest toilet

Gross prices incl. VAT per m² fully installed

incl. ancillary work, grouting, sealing and skirting boards

CHF 180

WALL COVERINGS

Bathroom/shower/toilet, shower/toilet and guest toilet

Gross prices including VAT per house

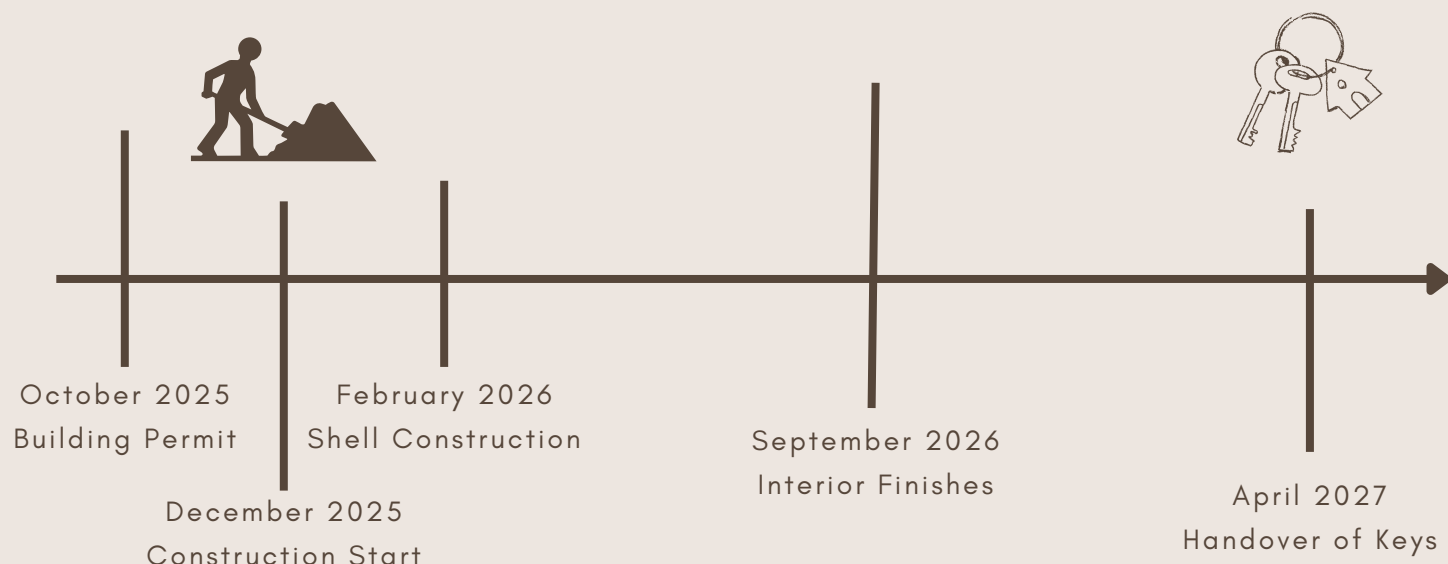
incl. ancillary work, grouting and sealing

CHF 160



WHAT YOU SHOULD KNOW

THE PATH TO YOUR DREAM HOME



OFFER

HOUSE	ROOMS	PROPERTY	COVERED SEATING AREA	NET LIVING SPACE	PRICE*
A1	5.5	448.80 M2	22.00 M2	221.50 M2	CHF 2'425'000
A2	5.5	467.10 M2	22.00 M2	221.50 M2	CHF 2'225'000
B1	5.5	440.30 M2	19.00 M2	248.60 M2	CHF 2'675'000
B2	5.5	484.00 M2	19.00 M2	248.60 M2	CHF 2'675'000

*The corresponding two underground parking spaces are included in the purchase price.

ADDITIONAL OFFER

OBJECT	PRICE
OUTDOOR POOL	FROM CHF 80'000
OUTDOOR PARKING SPACE	CHF 20'000

YOUR PARTNERS

THERE FOR YOU



SALES

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