



APOLLO  
COLOGNY RUTH











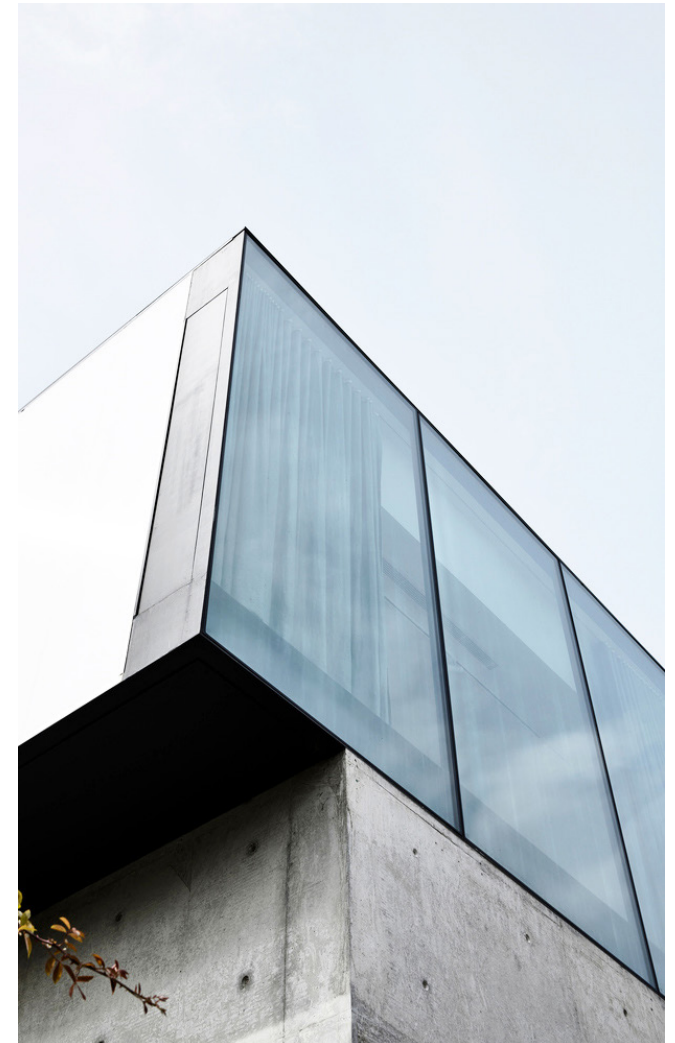
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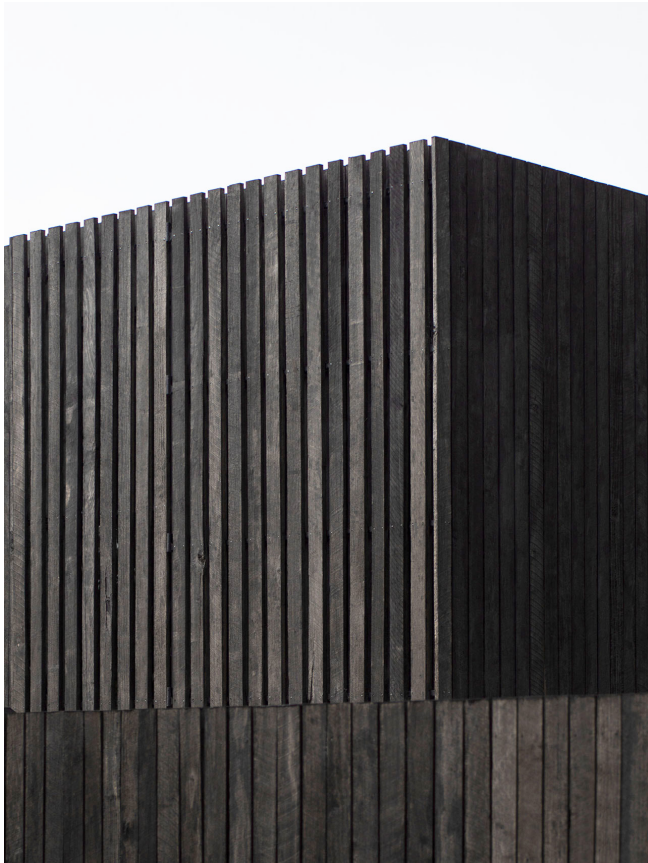
# Core Contemporary Construction Values

1. The construction quality of the project corresponds to the highest Swiss standards.  
  
It is pushed beyond by the implementation of a geothermal heat pump (also known as the ground heat source).  
  
A Geo-Cooling circuit to cool the villa in summer is envisaged.  
  
A dual flow ventilation with cross floor plate exchanger is included to ensure air quality and to reduce energy usage.  
  
Mirror photovoltaic and black thermal panels will be laid flat.
2. Durable with remarkable aesthetics exposed extra white concrete facade fits into the surroundings and works well with the modern burned like wood finish elements attracting attention and admiration.
3. The exterior of the villa is animated by outsized (3.5-metre-high) floor to ceiling panoramic triple glazed panes.  
  
Sliding minimalist style doors in the living area are motorized for your utmost comfort.  
  
Metal frames are inbuilt to ensure an idea of continuity between interior and exterior.

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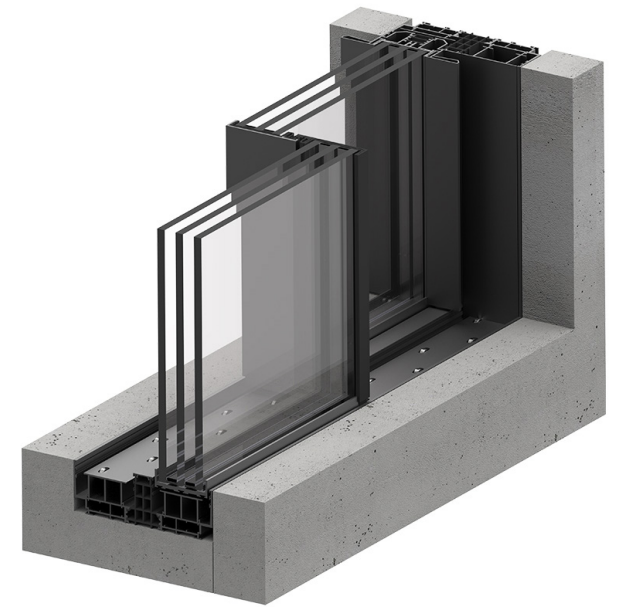






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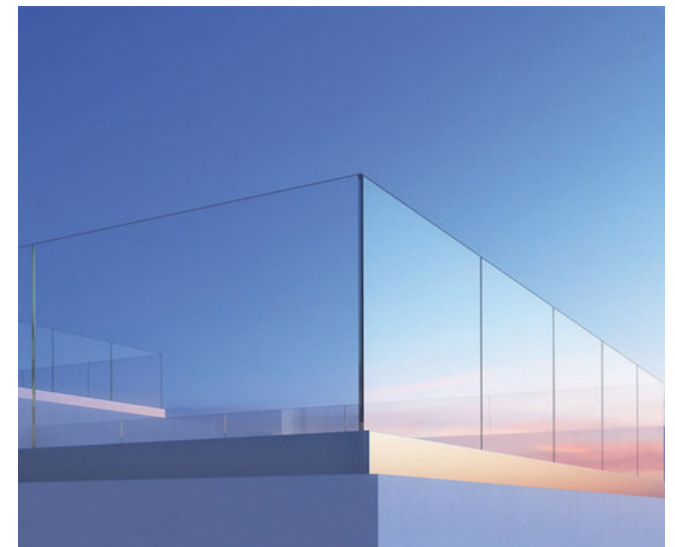




4. A design coordinated exterior glass barriers are included not to distract you from the magnificent lake views.
5. The full height glass front door main entrance with its metal frame and full height vertical aluminium handle blends harmoniously into the facade.
6. A floor to ceiling pivoted wooden door at the secondary entrance is enhanced by a long “Marshall Stick” style handle and an in-built custom designed lighting.



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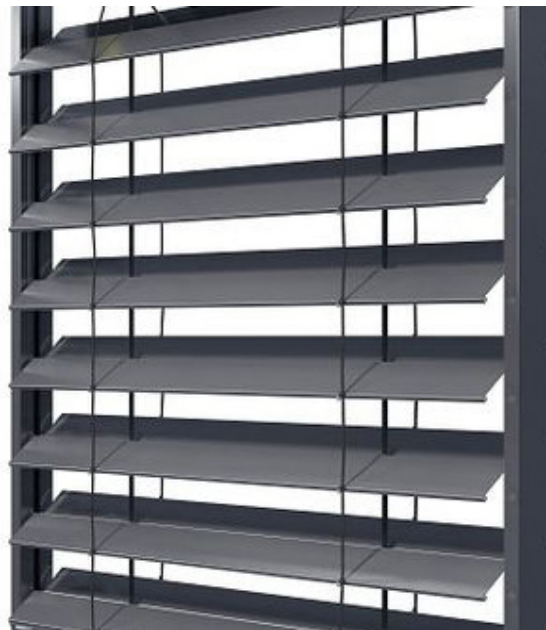




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7. Integrated blinds with adjustable slats are there to optimize the use of daylight within the rooms thanks to an evolutionary system of blade openings.
8. The glass that is used in the veranda area is of ultra-high performance protected by blinds with adjustable slats for the vertical panels.

Roof panes are fabricated from the same type of glass but as well they are covered from outside with 3M Prestige Series heat bouncing film.

In addition, to provide you with total well-being, the top of the veranda is sheltered with retractable temperature resistant screens.



# Lighting and Electrical Components

1. Sublime direct and ambient lighting will be installed to provide a sophisticated aesthetic to guarantee a contemporary interior atmosphere.

The spot lights and LEDs will be perfectly integrated into the slab for elegant and neat interior ambiance.

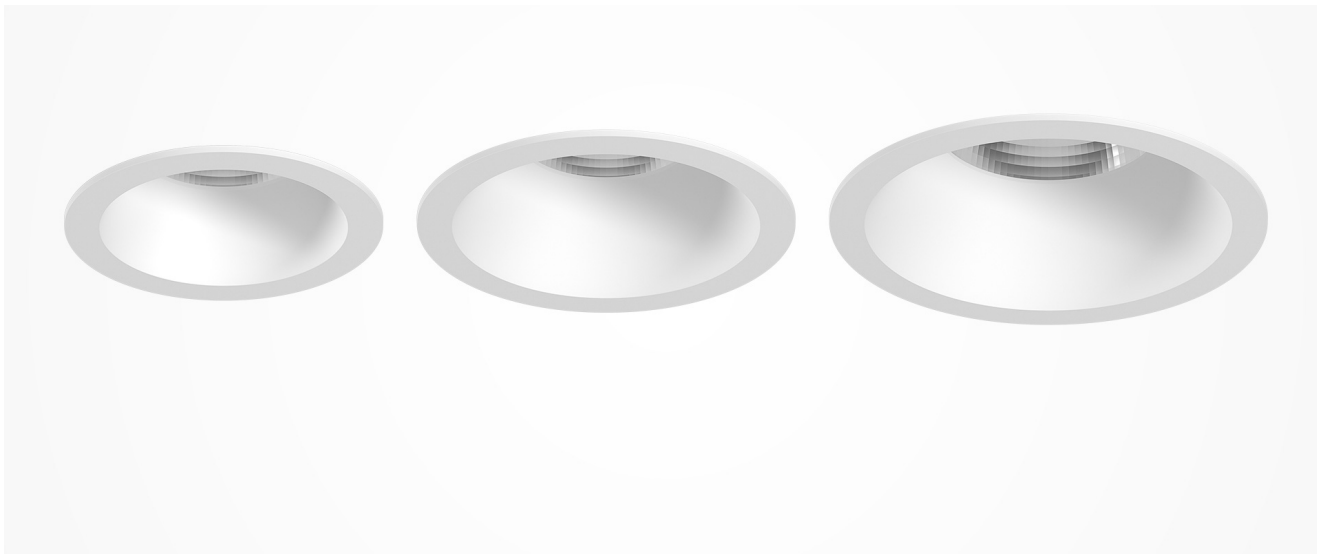
The villa's electrical fixtures are to be from the brand Deltalight and Regent (or equivalent).

2. Switches from the brand Swisstech in brushed mat nickel will bring a design touch to your interior.
3. An eleven-metre vertical LED light will illuminate the stairs and accompany your gaze through the floors and the volume of the premises.



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4. Neat exterior lighting (spot lights integrated into the ground and a ceiling, as well as linear lighting and LED strips) will contribute to create a mood and to illuminate your way.

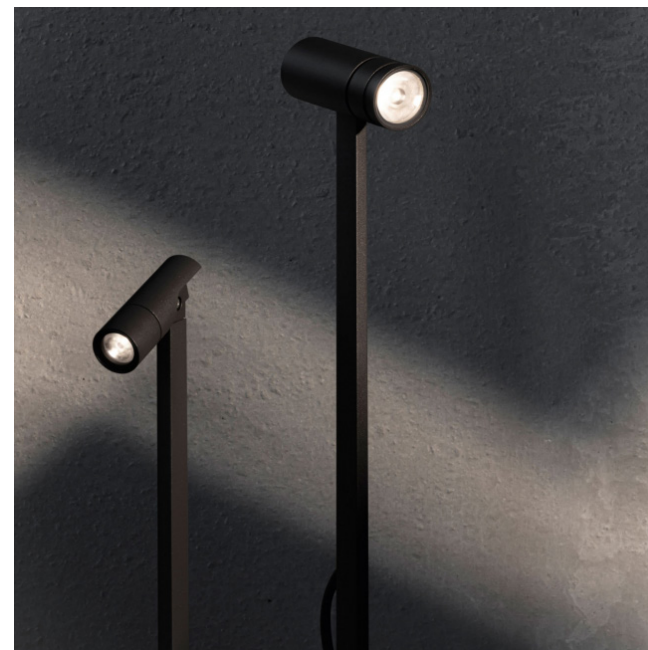
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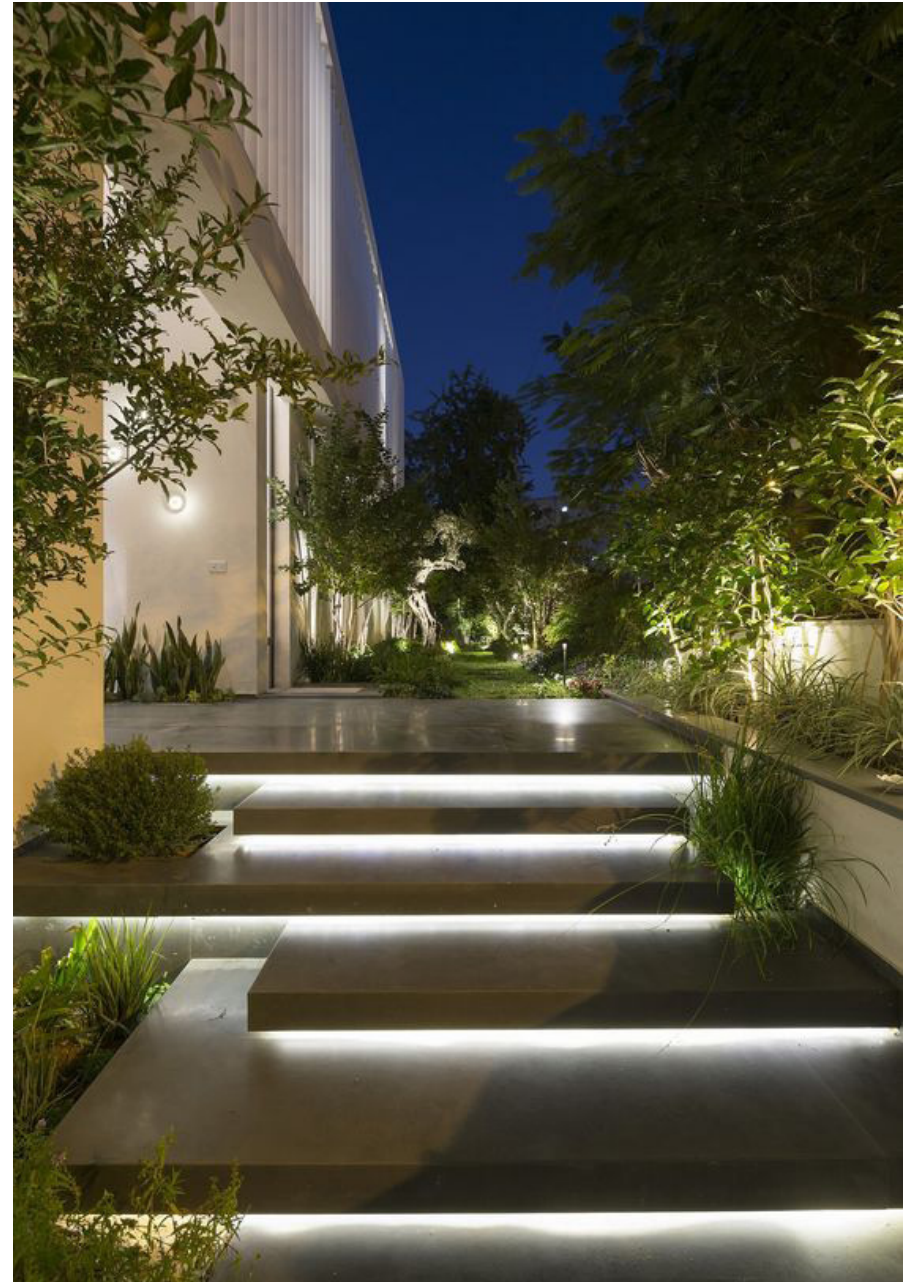
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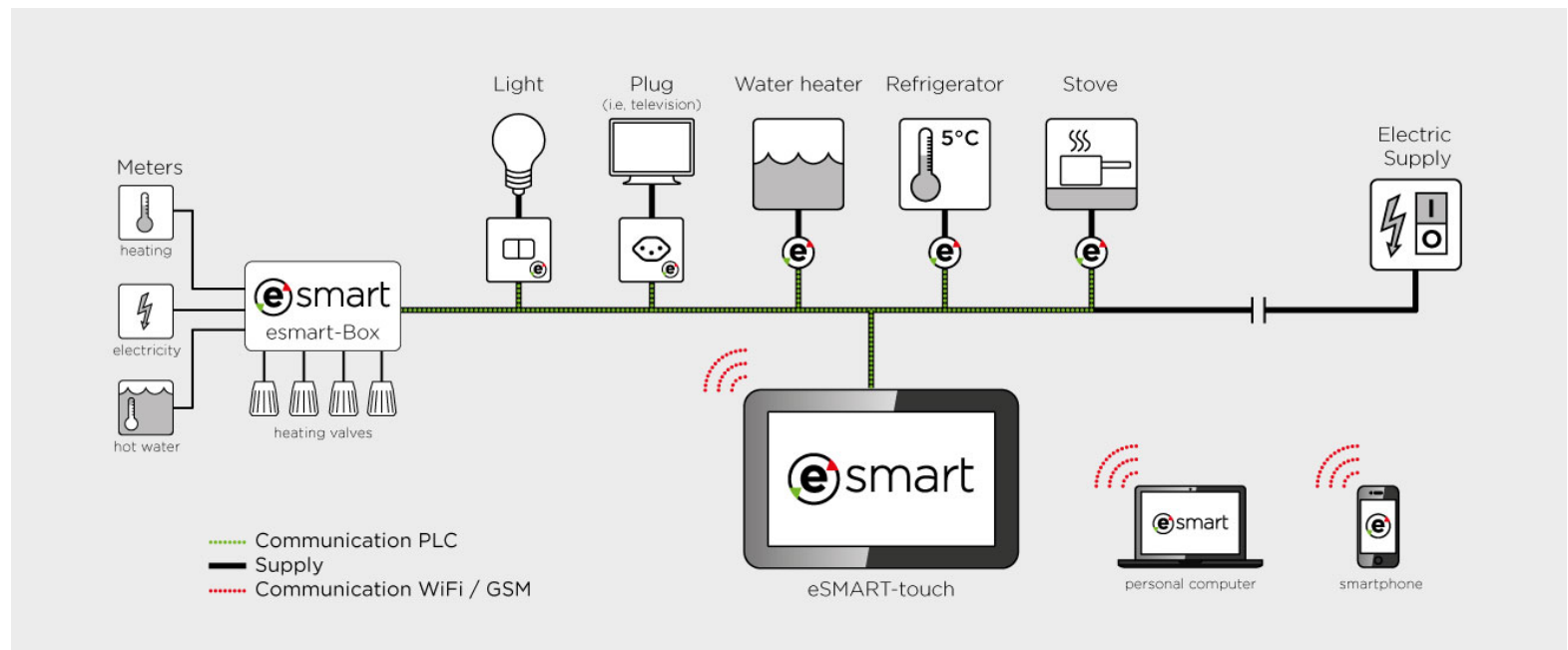


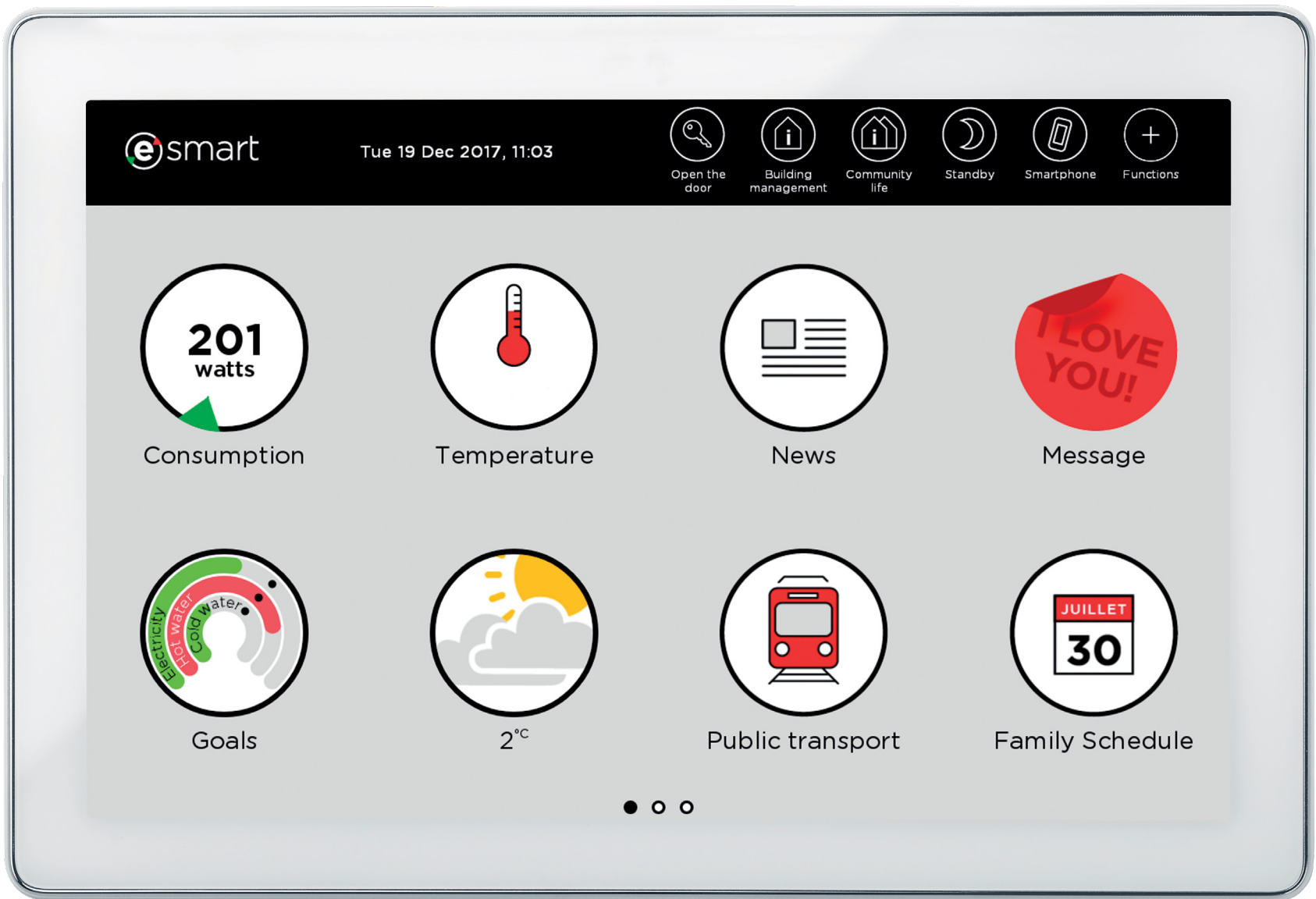


5. The villa is equipped with a smart home system with a central control iPad. It will allow you to control the heating, electric blinds as well the lighting from your phone, iPad or switches in the villa. This system is modular, allowing flexibility of use, it is therefore possible to add any options and customization according to your needs.

Detailed electrical plans and a list of electrical equipment is available as a part of the Technical Description Document. Also, you will find a part of elements being included in the Bespoke Furniture File.

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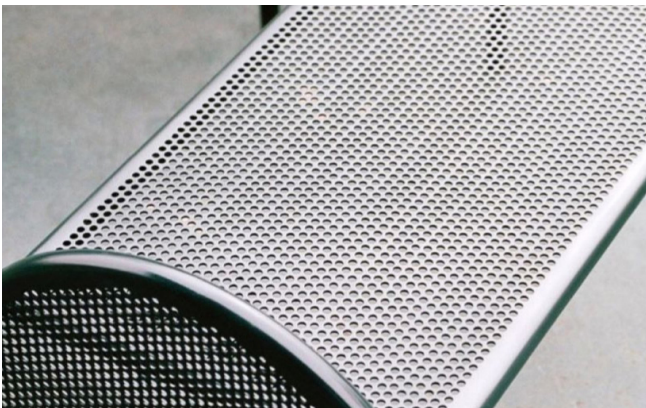
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# Interior Design

1. A magnificent perforated metal linear staircase specifically conceived for this project by the architect is placed at the core of the villa to be admired and appreciated.
2. Very discreet glass protection barriers are coordinated with the interior design to offer a feeling of sophisticated elegance.
3. The glass lift serving all floors is there for your comfort and styled with a luxurious interior finish which can also be suitable for people with mobility issues should it be required thanks to the generous size.

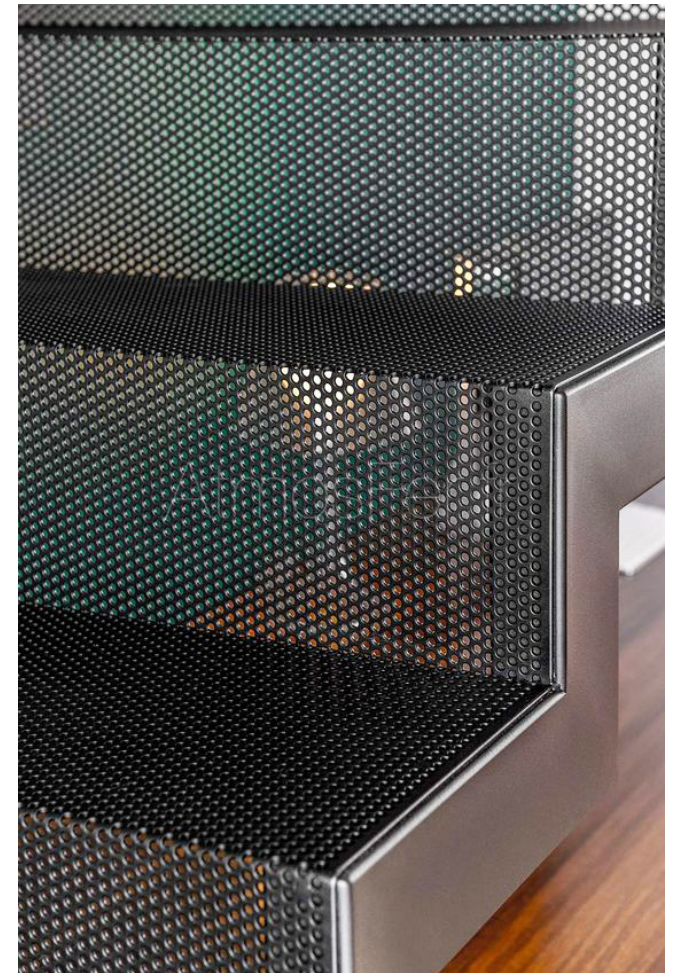
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4. The full height interior doors are directly integrated into the walls, the hidden hinges allow them fully disappear creating a continuous smooth and elegant surface.

It is an ideal solution that combines minimalism, aesthetic rigour and stylistic purity.

5. An interior fire place is integrated into the library at the principal level.
6. Parquet will be of the BAUWERK brand in natural oak with wide planks bringing a touch of prestige to your interior.





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7. The bathroom of the primary suite takes advantage of a luxurious finish in marble.
8. For secondary suite bathrooms there is a broad range of large size ceramic tiles of a very high quality for you to choose accordingly to your own personal preferred style.

All materials, colours and finishes are for your personal choice.



# Kitchens

1. The interior kitchen, the centre piece of the house, will bring a design concept to your living space, thanks to the choice of POLIFORM brand with GAGGENAU top range appliances that promise quality and durability overtime. The kitchen furniture benefits from lacquer finish. All work tops are in natural stone.

Aiming for your outmost comfort, Quooker Flex tap provides (as well as its normal function) boiling and sparkling water and is included in a list of kitchen sanitary appliances.

An interior kitchen project is available as an attachment to the technical description.

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2. The exterior kitchen is the heart of the outdoor living space that will give you memorable moments with family and friends. Provided by the most recognized Swedish manufacturer, ROSCHULTZ which specializes in outdoor dining, it will definitely eliminate any barriers between outside and inside living.
3. A separate laundry room is fitted-out with high range MIELE equipment.

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# Bathroom Appliances

## Primary Suite

1. A moment of relaxation is guaranteed in a superb double bathroom of the primary suite with its magnificent free-standing bath tub and faucets to match overlooking the surrounding landscape through a floor to ceiling glass wall.
2. Two impressive walk-in Italian showers will indulge you both with their top range DORNBRAUCH inbuilt fixtures and marble finish.
3. Two individual pieces of designer furniture offer the convenience and pleasure of incorporated Corian (AQUATEC) sinks with an impressive full height cut to measure mirror installed flush to the wall. Utmost quality fittings make this arrangement distinct and unique.



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# Bathroom Appliances

## Secondary Suites and Powder Rooms

1. Large walk-in showers and integrated bathtubs all supplied with top standard DORNBACHT faucets.
2. Beautiful KARTELL basins with exquisite matching furniture are highlighted by extensive ceiling ending custom made mirrors. All installations are equipped with outstanding DORNBACHT fixtures.

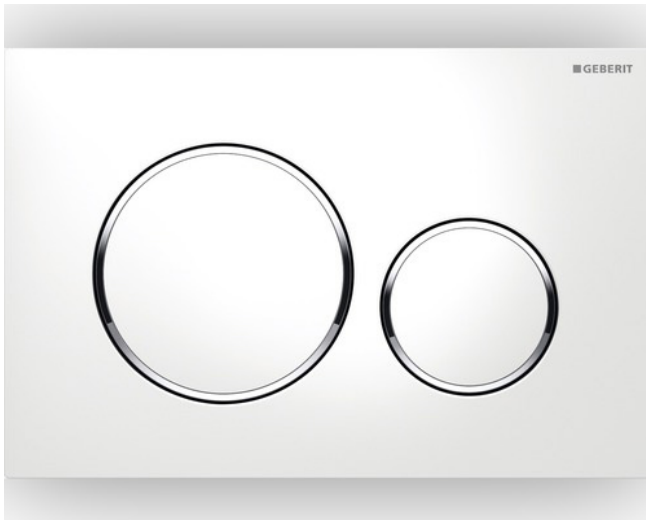
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3. All toilet fittings are rimless and wall-mounted of DURAVIT brand (or equivalent) provided with a minimalist style inbuilt release plate.

A detailed catalogue of sanitary equipment is available as an attachment to the Technical Description Document.



# Wellness Facilities

The villa is fully equipped with its own wellness facilities.

1. Allowing no excuses, the home private fully equipped gym is there for you. It is finished and furnished with advice from the world leading expert in sport equipment. TECHNOGYM revolutionized the concept of the treadmill completely enabling athletes to train inside for power and agility.

A TECHNOGYM catalogue is available on request



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2. STARPOOL is a top brand in the wellness industry. Sauna and Hammam STARPOOL SAUL collection are included in your villa. SAUL SAUNA customizes the experience of the Finnish Sauna with a very contemporary design and an urban style (t=80-90C, humidity of 10-20%). SAUL Hammam is represented by a steam bath (t=43-45C, humidity of 98%) as well as a wall mounted Rain/ Neck Blade Shower plus the Hand Shower.

Both offer three different lighting schemes, music and fragrances distribution. A touch display permits remote diagnostics, programme switch on-off, etc.

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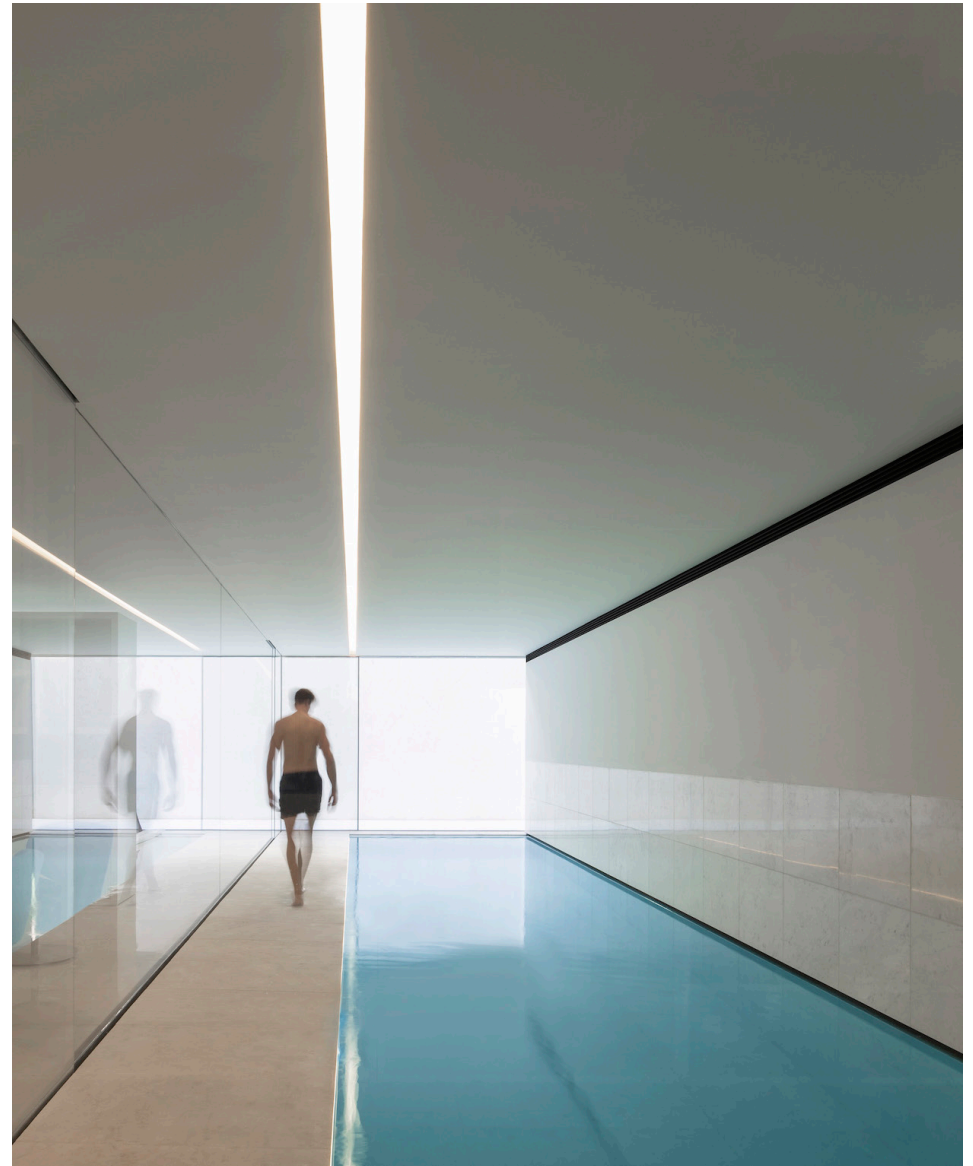


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3. A serenely elegant interior swimming pool with its own Jacuzzi area ensures a wonderfully luxurious experience.

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# Bespoke Furniture

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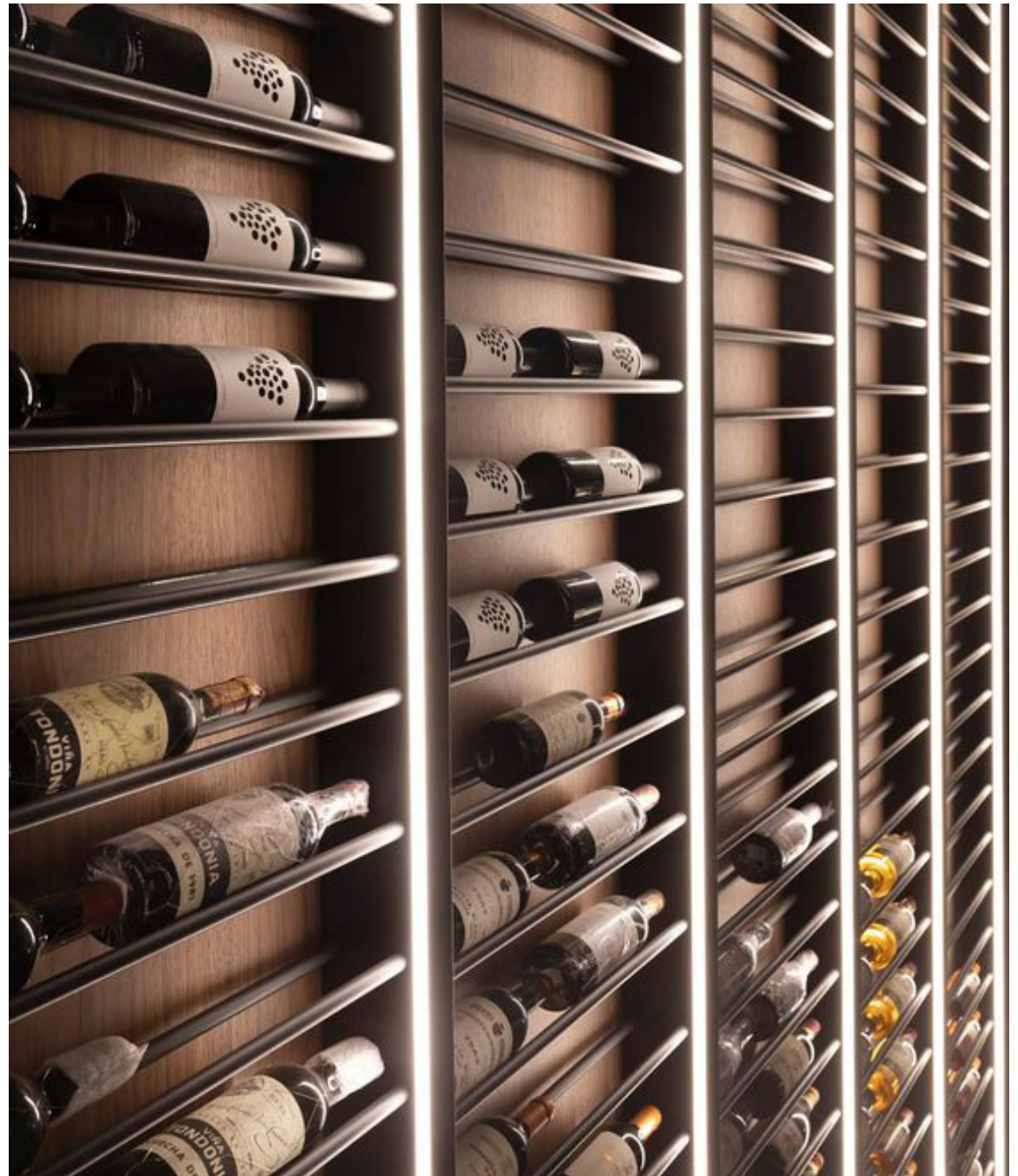




A vast range of bespoke furniture was designed by architects to give the villa a very unique aspect.

1. Extended, carefully inbuilt entrance dressing offers you everyday comfort. This piece of furniture possesses innovative and exceptional storage concept. Front sliding elements with shelves reveal a second line of hanging storage units behind and very significantly increase the capacity.
2. A spectacular LED lit wine storage would definitely appeal to lovers of clean lines and contemporary ambiance.

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3. The main living room furniture arrangement with an inbuilt fire place ensures a cosy feeling in the space.
4. The focal point of the family room is an extensive (wall to wall, floor to ceiling) composition that accommodates an invisible TV installation thanks to the front sliding panel. Lots of other shelves and niches embellished with linear lighting are to be seeing here.
5. A spectacular library is at the very core of the villa and runs along with the staircase through the whole height of all floors diffusing the light of its ten-metre-long LED line and illuminating the steps.

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6. A primary suite is taking full advantage of design and sophistication. Its boutique style cut to measure dressing with beautiful smoked glass doors creates the most glamorous atmosphere, which is supported by a very elegant island integrated in between two storage lines offering convenience combined with luxury.
7. Every secondary suite in the villa benefits from its own set of high quality custom made furniture ensuring a true uniqueness to your future home.

A full set of plans and description of bespoke furniture is available at your request.

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# Exterior Design and Landscape

1. Outdoor spaces with contemporary lines are treated with the greatest care. Garden terracing is done with CORTEN STEEL steps.
2. In order to provide total privacy, the terracing in between rising villas is envisaged in the cascade of supporting walls running against the hill. A diverse variety of plants is to be accommodated in the provided spaces. The platform in front of the villa is to be fitted with a tree curtain.



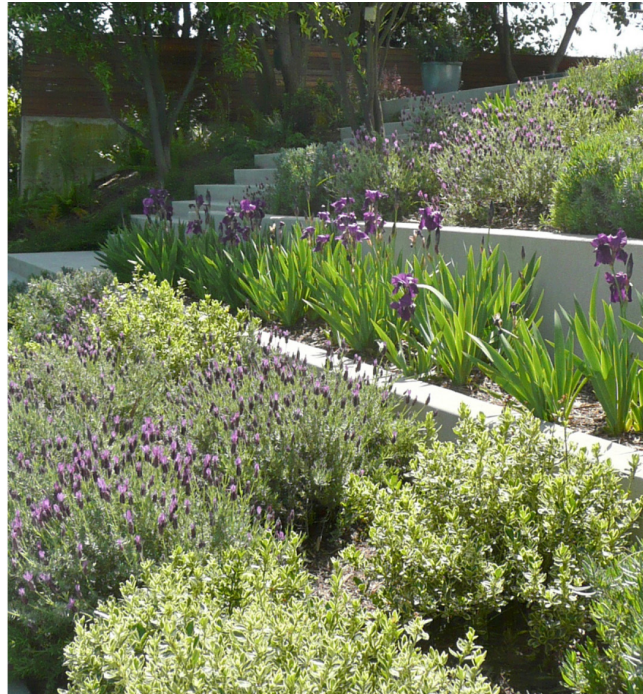
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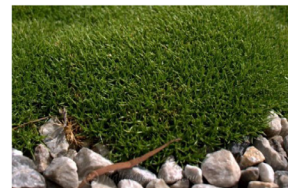
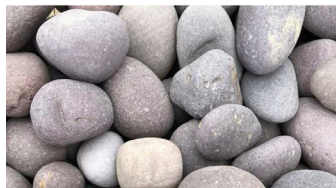
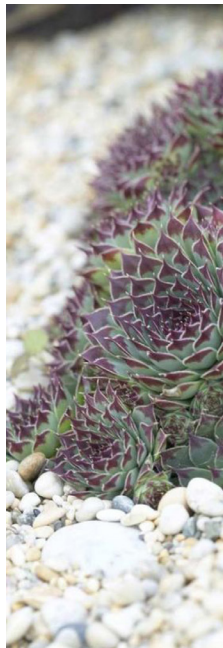


3. All patios are fully finished. Our landscape designers suggest the installation of a “green wall” in the patio next to the family room creating a Zen ambiance and a Bonsai in the patio next to the wine storage area in order to keep consistency but at the same time to highlight different areas.

4. The roofs of all neighbouring villas in front are to be planted with specially selected plants creating so-called Japanese gardens.

5. All planted areas are equipped with an automatic watering system.

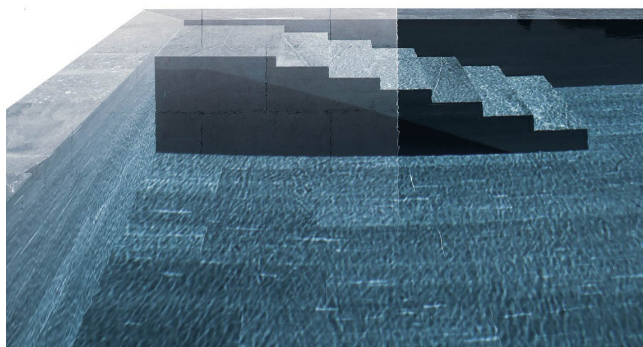
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6. A magnificent pond in inox style Zen will enhance the main entrance bringing a subtle touch of Asian sophistication.
7. Exterior terraces benefit from ceramic finish floor wear of large sizes.
8. An overflowing south facing secluded swimming pool with integrated cover and lighting system is included in the outdoor design to provide you with a distinctive luxury quality of life.
9. An outside fireplace makes an irresistible gathering place in the evening for your family and friends.
10. Thanks to the large secure parcel box, parcels can be received any time, 24 hours a day, even if, there is no one at home. The shipment is kept safe until the user collects it using their PIN code. When a package is delivered, the user is notified by email and / or SMS. Thanks to pick@home function, returns by post can be done simply from home at no additional cost.

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- 11. A subterranean garage is equipped with a Cardoc Turntable.
- 12. The parking area is equipped with two sockets to charge your electric vehicles.
- 13. To insure a total tranquillity within your property, an acoustic wall covered with evergreen plants is to be installed at the limit of the property.
- 14. The property is entirely fenced and secured.



**11.**

# Contact

## LA STRADA PROPERTIES

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