



**AURINIA**

8049 ZÜRICH - HÖNGG



LIFE ABOVE  
THE ROOFS  
OF ZÜRICH

EXCLUSIVE PENTHOUSE IN HÖNGG, ZÜRICH:  
PURE QUALITY OF LIFE WITH PANORAMIC VIEWS OF THE CITY...



## PANORAMIC VIEW





MOVE-IN READY, EXCLUSIVELY RENOVATED PENTHOUSE  
WITH A SPACIOUS 161 M<sup>2</sup> OF LIVING SPACE AND A 12 M<sup>2</sup>  
TERRACE — MOVE IN AND ENJOY THE HIGHEST STANDARD.



# AURINIA

LIVING WITH A SIGNATURE —  
EXCLUSIVE. TIMELESS.  
UNIQUE.

The architecture of the new building captivates with its clean, linear lines, which blend perfectly into the urban surroundings. The terrace offers a spectacular view over Zurich. A high-end kitchen and stylish bathrooms underscore the property's premium character, while light-filled rooms create a special living atmosphere. A fireplace adds to the comfort and creates a cozy, warm ambiance. A 10.6 m<sup>2</sup> hobby room and a parking space are also available for purchase in the basement.





# OPEN LIVING



“SPACE FOR INDIVIDUALITY:  
A RESIDENCE THAT ADAPTS  
TO YOUR PERSONAL  
LIFESTYLE AND STYLISHLY  
HIGHLIGHTS IT.”



Direct elevator access from the parking garage ensures discreet privacy and the highest level of living comfort.





«SOUL FOOD»

# LA CARTE



The design-oriented kitchen island with first-class premium appliances meets the highest standards of aesthetics and functionality—a place for culinary experiences at the highest level.

“THE OPEN KITCHEN AND DINING AREA DEFINES THE TRUE HEART OF THE APARTMENT. WITH ITS SEAMLESS TRANSITIONS TO THE SUN-DRENCHED TERRACE, IT INVITES YOU TO ENJOY LIFE TO THE FULLEST IN EVERY SEASON.”





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# TOGETHER RELAX & ENJOY

This exceptional residence combines architectural clarity with exquisite materials, redefining luxurious living at the highest level. Generous room dimensions, seamless transitions, and precise lighting create an atmosphere of quiet sophistication.

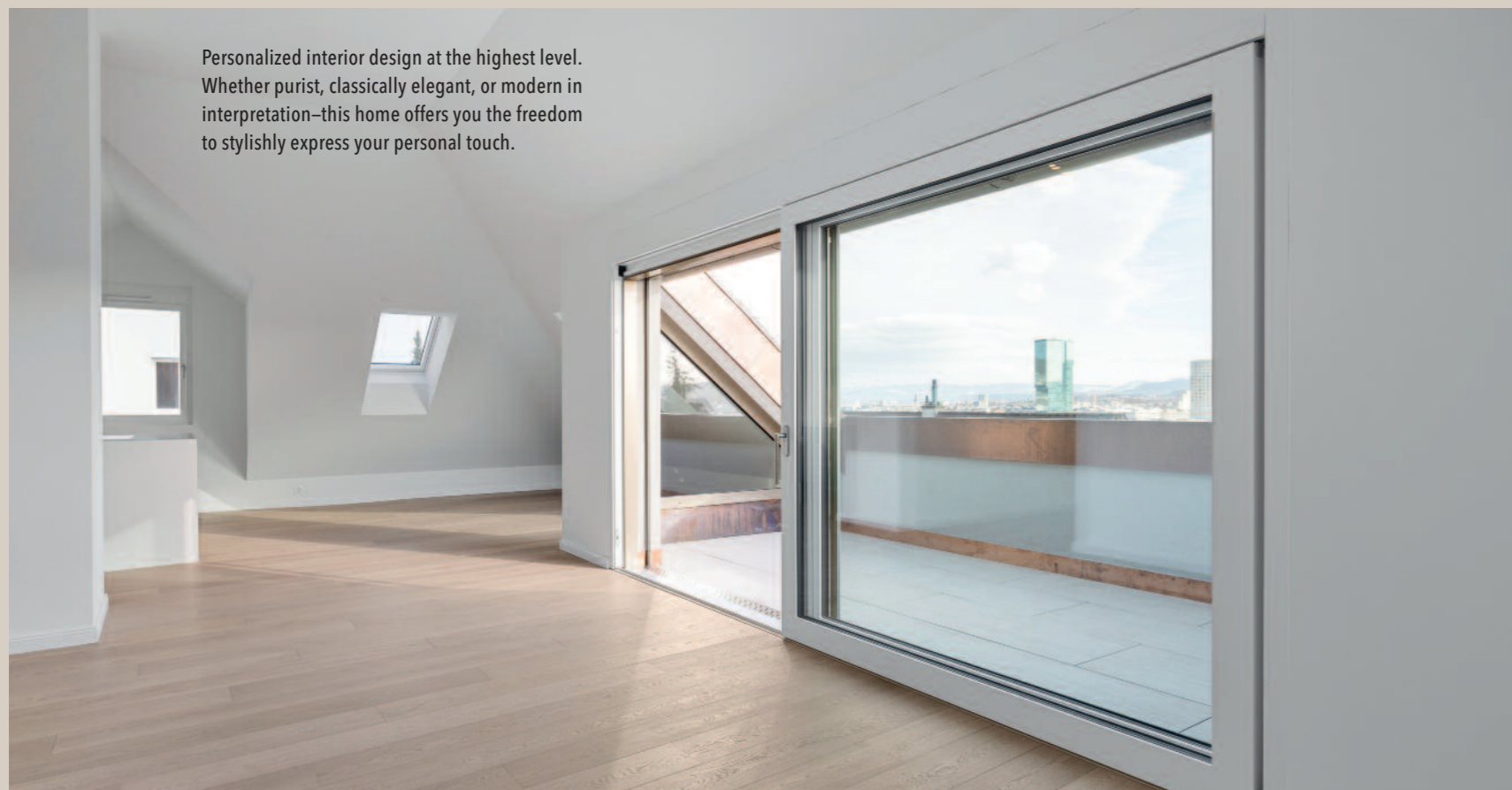


THE OASIS OF WELL-BEING  
AT THE HEART OF YOUR HOME:  
MOMENTS TOGETHER AWAY  
FROM THE DAILY HUSTLE  
AND BUSTLE—TO RECHARGE  
YOUR ENERGY AND ZEST  
FOR LIFE.





# LIVING & BEDROOMS



Personalized interior design at the highest level. Whether purist, classically elegant, or modern in interpretation—this home offers you the freedom to stylishly express your personal touch.





# OASIS

The selection of the finest materials and their masterful craftsmanship lend the rooms a timeless aesthetic. The bathrooms present themselves as private spa retreats—places of relaxation, designed with the highest standards of design and comfort.

**2 WET-ROOMS:  
1X BATH & TOILET  
1X SHOWER & TOILET**





TERRACE

# SKYLINE

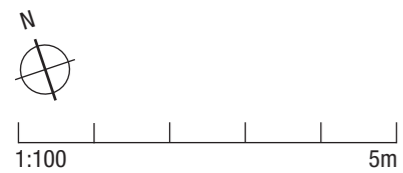
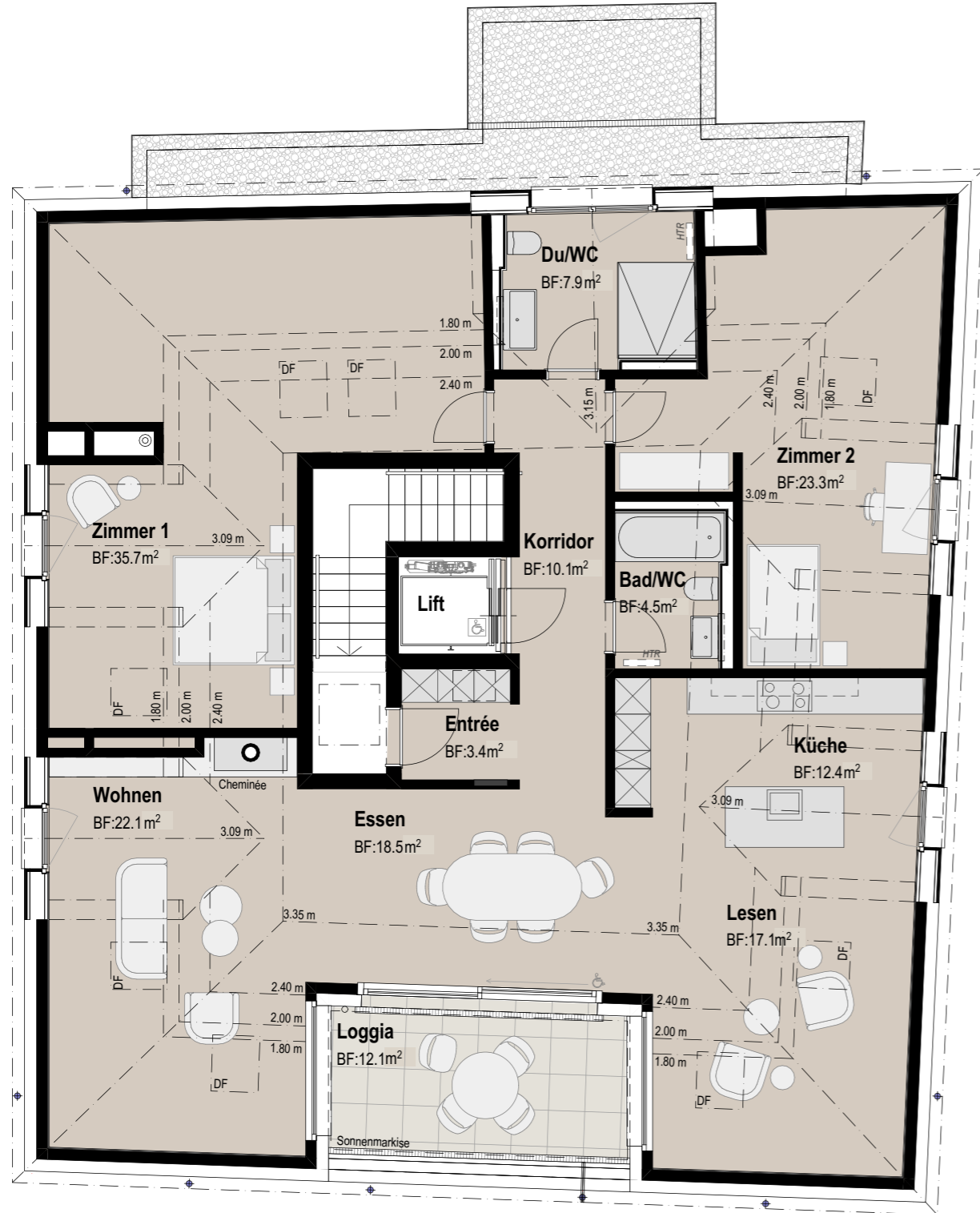
PORCELAIN STONEWARE AND  
AWNINGS FOR THE ULTIMATE  
LIVING EXPERIENCE



Floor-to-ceiling sliding windows open the living area onto the terrace and showcase Zurich's impressive skyline as an integral part of the living concept. Interior and exterior spaces merge into a harmonious whole—characterized by spaciousness, tranquility, and exclusivity.

# WHG 301

3.5 rooms / attic  
 161.0 m<sup>2</sup> BWF  
 12.1 m<sup>2</sup> BF Terrace



# GARAGE/ BASEMENT LOWER FLOOR



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## BRIEF DESCRIPTION

### LIVING

#### Architecture

The architecture of the new building impresses with its straightforward clarity, which fits perfectly into the urban environment. The light-flooded rooms offer fantastic views – some of Lake Zurich – and allow the interior and exterior spaces to merge. These apartments are designed to offer maximum privacy and flexibility. Last but not least, the high-quality finish promises a luxurious ambience in which you will feel completely at home.

Our living space is the backdrop to our lives.

### STRUCTURAL WORK

#### Masonry

Building perimeter walls in the basement in reinforced concrete. Partition walls in the basement made of masonry, exterior walls on the ground and upper floors made of brick masonry, 17.5 cm, with plastered mineral wool exterior insulation. Basement clad with porcelain stoneware tiles.

Apartment partition walls made of concrete or soundproof brick masonry, combined with a facing shell or double shell with insulating layer where necessary. Other interior walls made of brick masonry, plastered on both sides.

#### Ceilings

Reinforced concrete ceilings.

#### Windows

Wood-metal or plastic-metal windows with triple thermal insulation glazing. Shell handles and latches on French doors. Hinged sashes with an additional tilt-and-turn sash per room. Lift-and-slide doors on the terrace in the attic living room.

#### Plumbing

Gutters, downpipes, and cover plates in copper.

#### Exterior finishes

In the living areas (excluding wet rooms), composite roller blinds, stove-enameled aluminum with electric operation.

#### Sun protection

A sun blind for the terrace with electronic controls.

#### Roof construction

Mansard roof with extensive greening. Mansard roof with standing seam roof, clad in copper sheet.

#### Terrace

Terrace with porcelain stoneware tiles.

### INTERIOR

#### Heating

Underfloor heating (low temperature) and hot water supply with a central geothermal heating system. Individual heat metering and individual room control.

#### Electrical

Main distribution in the basement. Sub-distribution in each apartment. At least two triple sockets per room, three in the living/dining room, one of which is switched. Multimedia cabling (TV, TT, Internet) in the living/dining room. Per room, one empty conduit with empty box and one ceiling lamp socket each. Recessed spotlights according to electrical project. One outdoor socket and one ceiling or wall light per seating area/balcony/terrace. One doorbell system per apartment with image transmission and garage door opener. One socket per basement compartment connected to the apartment meter.

#### E-mobility

The infrastructure (load management/empty conduit) for a charging station is available at every underground parking space (charging station available as an option).

#### Wet rooms

All appliances according to detailed appliance list. 1 tiled shower with floor drain, shower partitions, toilet, sink with under-sink drawer, mirror cabinet, 1 bathtub depending on apartment type, wall-mounted toilet. One washing machine and one dryer per apartment in the basement.

#### Kitchens

Synthetic resin fronts, drawers with Blumotion soft-close system, glass back panel, natural stone countertop, induction cooktop and extractor fan, dishwasher, combi steamer and oven. Refrigerator/freezer, sink mixer tap with pull-out spray, pull-out waste separation system.

#### Elevator

1 passenger elevator, wheelchair accessible, from basement to attic.

#### Doors/locking system

Room doors: Steel frames with rubber seals, primed and painted. Solid wood door leaves, flush-fitting, surfaces coated with synthetic resin. Apartment doors: Steel frames with rubber seals around the edges, primed and painted. Solid door leaf, smooth for painting or coated with synthetic resin, with peephole. Locking system: Security cylinders for building entrance, apartment doors, basement, garage door, and mailbox system.

#### Carpentry work

Built-in cupboards: Depending on the type of apartment and available space, wardrobe and cleaning cupboard in the entrance area.

#### Flooring

All living areas with floating subflooring and parquet.

#### Wall coverings

Living rooms, bedrooms, and wet rooms above the wall panels/baseboards: Mineral plaster, painted white. Wet rooms: Ceramic tiles up to ceiling height in the shower and bathtub area. For sanitary appliance wall fronts up to a height of 1.20 m, the remaining areas are fitted with a skirting board.

#### Ceiling coverings

All living areas and wet rooms with white plaster, painted white.

#### Fireplace

Modern designer fireplace.

### GENERAL

This list is a summary of the relevant, detailed building specifications. The exterior design is based on the architect's overall concept. The buyer determines the interior design. We expressly reserve the right to make deviations from the specifications that do not affect the quality of the building.

The areas stated are approximate raw measurements. The gross living space is calculated without exterior and partition walls, but including interior walls. We reserve the right to make dimensional deviations due to construction.

No claims can be derived from the plans, visualizations, and information contained in this brochure. None of the furniture shown in the plans is included in the purchase price; these are to be understood as examples. The plans have no effect on land register or boundary plans. The 1:50 scale implementation plans are authoritative for the area specifications.

#### Payment method

- Deposit upon signing the reservation agreement: CHF 40,000.-
- 20% of the sale price including deposit upon notarization of the purchase agreement.
- Remaining amount upon handover of keys and transfer of ownership.
- Buyer's wishes: Payment 30 days after ordering, at the latest upon transfer of ownership.

#### Comments

Transfer costs and notary fees are shared equally between the buyer and seller.

Subject to prior sale and price changes.

### ARCHITECTURE AND EXECUTION

#### AD Architekten AG

Florastrasse 18a  
8610 Uster  
www.adarchitekten.ch

### SALES

#### BEREUTER TOTALUNTERNEHMUNG AG

Bahnhofstrasse 21  
8307 Effretikon  
www.bereuter-tu.ch

Status: March 2026



[www.aurinia-hoengg.ch](http://www.aurinia-hoengg.ch)

**Builder:**

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8307 Effretikon



**Consulting and sales:**

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**AD** ARCHITEKTEN

**Architecture and execution:**

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