

Detached homes | **KRS 1 (L)**

European eco-residence

149,78 m²

L

**KRS 1
149,78 m²**



SWISS
BUREAU OF ARCHITECTURE

 **Arch
Swiss**



4

Rooms



1

Bathroom



12.7×11.3 M

Dimensions



2

Levels

Eco House

Energy efficient home

Swiss village residence is designed in the style of European energy-efficient minimalism.

Laconic forms, terraces on different levels, panoramic windows, beautiful views of nature at each house, a unified architectural concept of houses and fences, integrated solar panels - all this creates a special atmosphere of comfort and style.



Swiss village eco-residence architecture and concept

Comfortable accommodation for your family



Comfort and style

Clean lines, split level, panoramic windows affording beautiful views of the natural surroundings, a single architectural concept for all the houses, integrated solar panels, all create a wonderful atmosphere of comfort and style.

Swiss village residence infrastructure

Fitness club with a pool, sports facilities and playgrounds, kindergarten, shops, greenhouses with a farmers' market, medical practice, pharmacy, convenient site access, pedestrian sidewalks, recreation areas and landscaped lake.



Safety and video surveillance

The entire Swiss Village development is under round-the-clock protection with video surveillance, providing a high level of security.

Everything for children

We have put a lot of thought into the **Swiss village**, to make it family friendly, providing playgrounds and walking areas with easy access to the surrounding nature. There will be children's sports groups at the fitness club.



European eco-residence Swiss village

Location in an ecologically clean area



Swiss village is the first project of its kind in Moldova: European style eco-homes with energy efficient houses and a high level of comfort. Situated in the middle of nature, the estate layout and architectural design are blended with energy security and environmental credentials. The residence offers land plots for sale which are 4-6 hundred m².

400 m² 500 m² 600 m²



The **Swiss village** European eco-residences are located in the hills in the north of Chisinau. The development is in the Ciocana district and is part of the Tohatin commune. It will take you just a few minutes by car to reach main areas of the city.



It's easy to own your own eco-residence in **Swiss village**

Master plan of the residence **Swiss village**



1 Select your plot

400 m² | 500 m² | 600 m²

2 Choose your KRS house model

100 m² | 150 m² | 200 m²

House models

XL
200 m²

L
150 m²

M
100 m²



The total area of the village: **25 ha**
 Individual house plots: **300**
 Apartments in 4-storey blocks: **400**
 Parking spaces: **1000**



Gas station	Commercial center	Pharmacy
Forest park area	Parking	Restaurant
Children's playground	Outlet	Sports pool
Kindergarten	Primary school	Confectionery
Playground	Fitness club	Bus station

Profile of a typical KRS house | XL | L | M

The price of the house includes the construction work and materials



Houses in the KRS range are built using high quality materials, using modern building methods that are rapid, with nothing like them elsewhere in Moldova.

Seismic resistance - up to 9 on the Richter scale.

- In the first stage, all reinforced concrete elements are produced at the factory, along with load-bearing glass, damp proofing insulation tape, building blocks, columns, ceilings, etc.
- At the second stage, all the necessary elements are delivered to the construction site.
- At the third stage, assembly is carried out with the installation of the prefabricated elements, turning them into a robust building. External and internal walls are filled with bricks - Brikston.
- Finally, the roof is added and the facade is finalised, along with window and door installation.



External walls

- Brikston Ceramic block 300 mm.
- Parapets and 120 mm. ventilation bricks



PVC windows Veka profile

- Veka PVC profile 5 chambers
- Reinforcing metal 1,2 mm.
- Double-glazed window 32 mm. Low-E
- Aluminum handle
- Siegenia Favorit furniture
- The drain pipes are galvanized



Facade system

- 100 mm. Polystyrene foam
- Decorative plaster Grenart Midi Kale
- Facade covers from galvanized metal



Roof Installation

- Damp course
- Extruded polystyrene 100 mm.
- Sloping layer polystyrene concrete 250-350 mm.
- Cement-sand screed 50 mm.
- Crystal waterproofing
- Sufficient waterproofing in 2 layers
- Aerators



XL
KRS

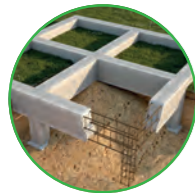
L
KRS

M
KRS

Construction of a house 90 DAYS

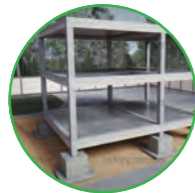
Excavation Foundation

- Soil development in the pit
- Foundation glasses and tape
- FS blocks



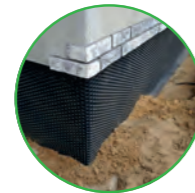
Collective monolithic reinforced concrete frame

- Columns and lintels
- Reinforcing elements
- Concrete grade C 16/20
- Hollow concrete slab 220 mm.



Waterproofing foundation

- Primer bitumen Technonkol # 01
- Bipol EPP
- Profiled membrane



Interior walls

- Brikston Ceramic block 115 mm.
- The grid is reinforcing
- Cement-sand mortar



Individual customisation is possible

* You can order additional customising finishes

Select your KRS house model for your plot.

Model range of private houses

XL
KRS
200 m²

KRS 2 197,90 m ² Levels: 3 Rooms: 5 Bathrooms: 2 Terrace: 15 + 9 m ²	KRS 5 197,97 m ² Levels: 3 Rooms: 5 Bathrooms: 2 Terrace: 12 + 9 m ²	KRS 6 198,68 m ² Levels: 3 Rooms: 6 Bathrooms: 2 Terrace: 10 m ²	KRS 7 198,59 m ² Levels: 3 Rooms: 6 Bathrooms: 2 Terrace: 10 m ²
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L
KRS
150 m²

KRS 1 149,78 m ² Levels: 2 Rooms: 4 Bathrooms: 1	KRS 4 147,65 m ² Levels: 2 Rooms: 4 Bathrooms: 1	KRS 8 150,15 m ² Levels: 2 Rooms: 4 Bathrooms: 1	KRS 9 152,06 m ² Levels: 2 Rooms: 4 Bathrooms: 1
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M
KRS
100 m²

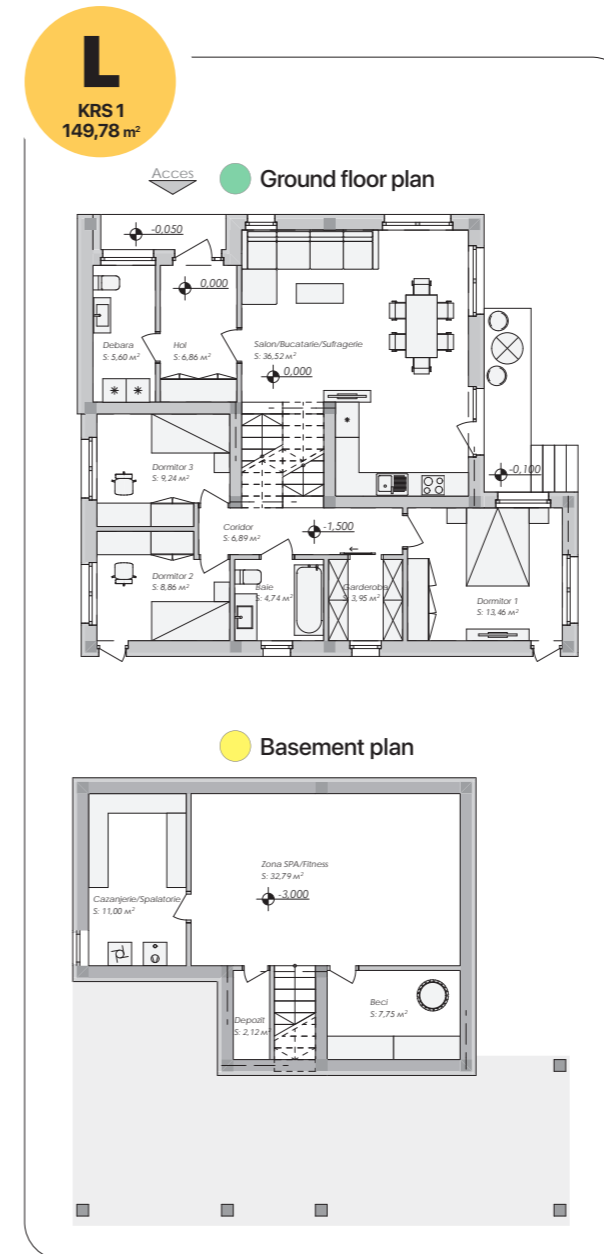
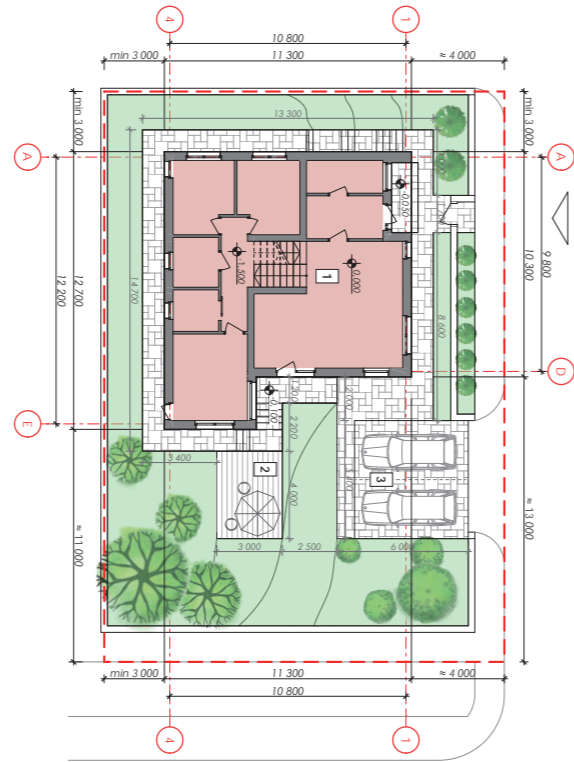
KRS 3 | 95,38 m²
Levels: 1
Rooms: 3
Bathrooms: 1

Arch Swiss

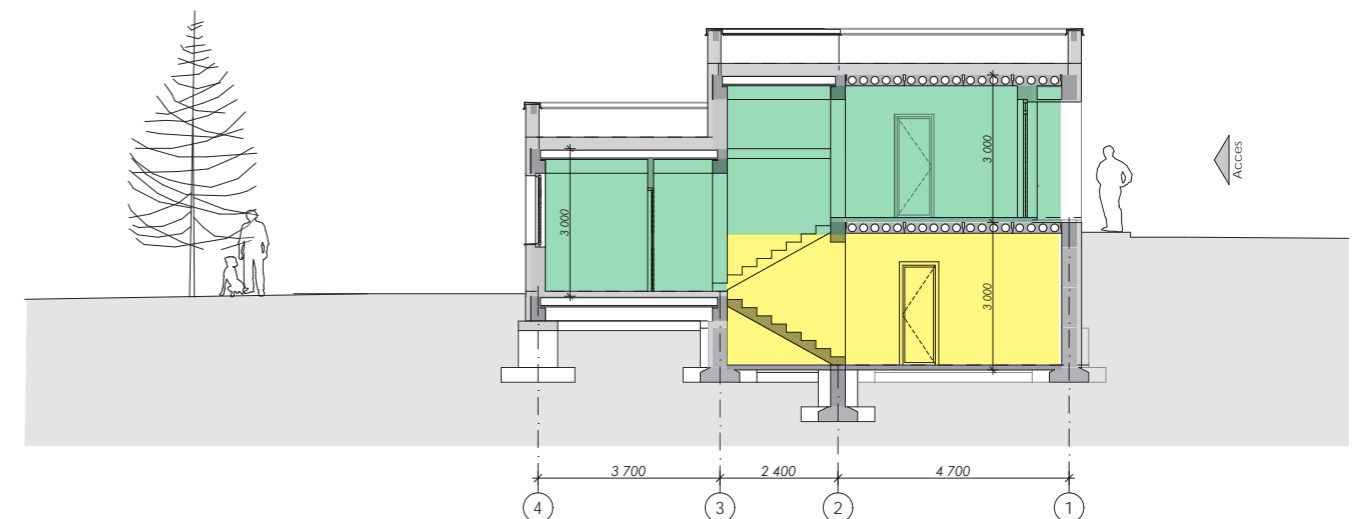
- Preliminary order 15 days
- Construction period 90 days
- Your own quality home
Seismic resistance of 7-9 on Richter scale
- Lifetime 150 years



The model of the **KRS 4** house is solved in style European minimalism. Modern layouts and 3 spacious premises in the basement will be able to provide a full life family with several children.



Level	Room names	Room area/SQM
Basement 53,66 m ²	Pantry	2,12 m ²
	Cellar	7,75 m ²
	Boiler room / Laundry	11,00 m ²
	SPA / Fitness zone	32,79 m ²
Ground floor 96,12 m ²	Bathroom	4,74 m ²
	Corridor	6,89 m ²
	Pantry	5,60 m ²
	Bedroom 1	13,46 m ²
	Bedroom 2	8,86 m ²
	Bedroom 3	9,24 m ²
	Wardrobe	3,95 m ²
	Corridor	6,86 m ²
Living room / Dining room	36,52 m ²	
Effective area		149,78 m²
Construction area		187,30 m²
Roof 1 Solar power station		50,44 m ²
Roof 2 Solar power station		60,03 m ²







Visualization of KRS houses facades



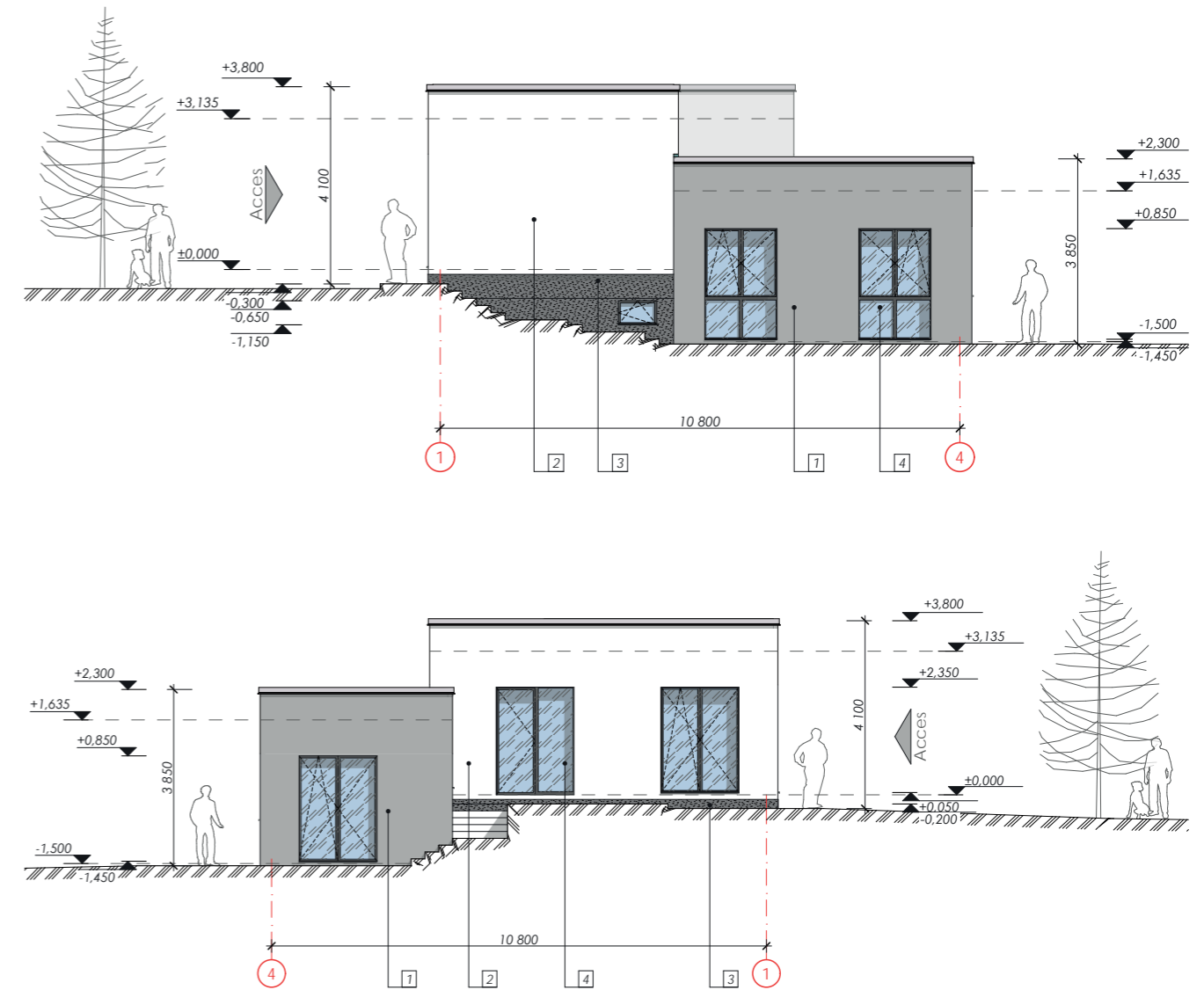
KRS house models have these facade solutions, where the modern trend is towards monochrome colour schemes with light shades. A key feature is the built-in highlighting around the perimeter of the house.

The addition of large windows and glazing provide generous light levels to the rooms, giving a wonderful spacious feeling.

Table of exterior facades' decoration





- | | | | | | | | |
|---|---|---|---|---|--|---|---|
| ① |  | ② |  | ③ |  | ④ |  |
| | Exterior walls,
Terrace parapets | | External walls, roof parapet,
facade plaster colour | | External walls, roof parapet
external plaster RAL 9010 | | Base finishing
with porcelain tiles |

Exterior facade finish of KRS houses



Swiss village eco-residence visualization



 25 ha The total area of the village	 300 Individual house plots	 400 Apartments in 4-storey blocks	 1 000 Parking spaces
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Swiss village eco-residence visualization



Swiss village | KRS 1 L house model | 149,78 m²

Financial projection scenarios



UNFAVORABLE CASE

Revenue forecast	\$ 112 335
Cost Estimation	\$ 117 000
ROI	- 3,99 %

Could occur if construction of the **Swiss village** project is halted and being the only house up to sale.

Swiss village | KRS 1 L House



MODERATE CASE

Revenue forecast	\$ 145 450
Cost Estimation	\$ 117 000
ROI	24,32 %

Could occur if the **Swiss village** project develops at a slower pace and real estate sales are made in the early stages of the overall implementation of the project

149,78 m² | 2 Levels | 4 Rooms | 1 Bathroom



FAVORABLE CASE

Revenue forecast	\$ 179 736
Cost Estimation	\$ 117 000
ROI	53,62 %

This could happen if the **Swiss village** project develops faster than planned and real estate sales occur in the later stages of the project.