

Detached homes | **KRS 5 (XL)**

European eco-residence

**197,97 m<sup>2</sup>**





**XL**

KRS 5  
197,97 m<sup>2</sup>



SWISS  
BUREAU OF ARCHITECTURE



			
<b>5</b>	<b>2</b>	<b>10.4x11.4 M</b>	<b>3</b>
Rooms	Bathrooms	Dimensions	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 m<sup>2</sup>.

400 m<sup>2</sup>    500 m<sup>2</sup>    600 m<sup>2</sup>



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 m<sup>2</sup> | 500 m<sup>2</sup> | 600 m<sup>2</sup>



**2** Choose your KRS house model

100 m<sup>2</sup> | 150 m<sup>2</sup> | 200 m<sup>2</sup>

House models

**XL**  
200 m<sup>2</sup>

**L**  
150 m<sup>2</sup>

**M**  
100 m<sup>2</sup>



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

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



# 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**

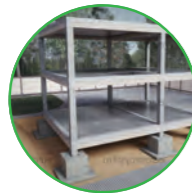
### Excavation Foundation

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



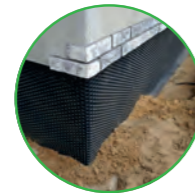
### Collective monolithic reinforced concrete frame

- 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 m<sup>2</sup>

**KRS 2** | 197,90 m<sup>2</sup>  
Levels: 3  
Rooms: 5 | Bathrooms: 2  
Terrace: 15 + 9 m<sup>2</sup>

**KRS 5** | 197,97 m<sup>2</sup>  
Levels: 3  
Rooms: 5 | Bathrooms: 2  
Terrace: 12 + 9 m<sup>2</sup>

**KRS 6** | 198,68 m<sup>2</sup>  
Levels: 3  
Rooms: 6 | Bathrooms: 2  
Terrace: 10 m<sup>2</sup>

**KRS 7** | 198,59 m<sup>2</sup>  
Levels: 3  
Rooms: 6 | Bathrooms: 2  
Terrace: 10 m<sup>2</sup>

**L**  
KRS 150 m<sup>2</sup>

**KRS 1** | 149,78 m<sup>2</sup>  
Levels: 2  
Rooms: 4  
Bathrooms: 1

**KRS 4** | 147,65 m<sup>2</sup>  
Levels: 2  
Rooms: 4  
Bathrooms: 1

**KRS 8** | 150,15 m<sup>2</sup>  
Levels: 2  
Rooms: 4  
Bathrooms: 1

**KRS 9** | 152,06 m<sup>2</sup>  
Levels: 2  
Rooms: 4  
Bathrooms: 1

**M**  
KRS 100 m<sup>2</sup>

**KRS 3** | 95,38 m<sup>2</sup>  
Levels: 1  
Rooms: 3  
Bathrooms: 1

**Arch Swiss**

Preliminary order 15 days

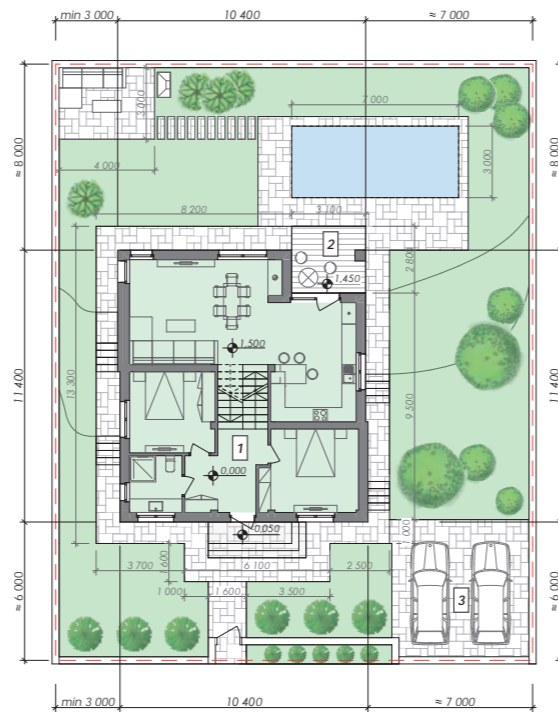
Construction period 90 days

Your own quality home  
Seismic resistance of 7-9 on Richter scale

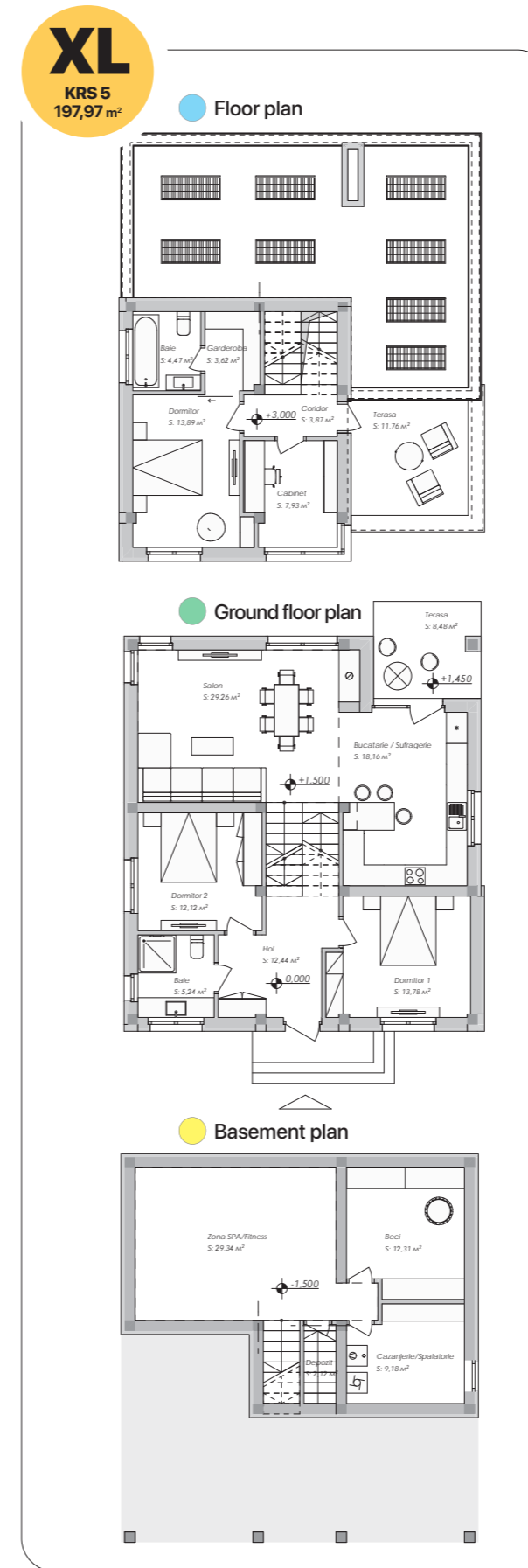
Lifetime 150 years



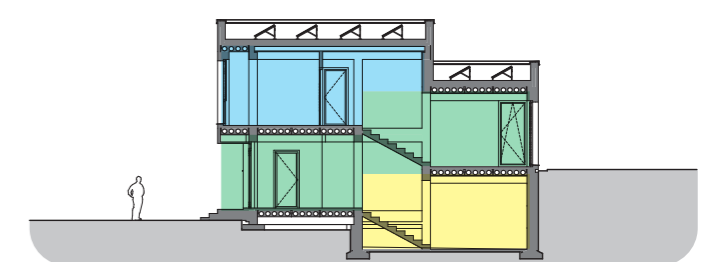
**The KRS 5 house model** is designed according to the principles of European minimalism. The split-level design provides more light and simple access to the different areas of the home. The beautiful layout makes this a wonderful home for a large family.



Floorplan and measurements of the **KRS (XL) model**  
Technical data



Level	Room names	Room area/SQM
Basement 52,95 m <sup>2</sup>	Cellar	12,31 m <sup>2</sup>
	Boiler room / Laundry	9,18 m <sup>2</sup>
	Pantry	2,12 m <sup>2</sup>
	SPA / Fitness zone	29,34 m <sup>2</sup>
Ground floor 99,48 m <sup>2</sup>	Bathroom	5,24 m <sup>2</sup>
	Kitchen / Dining room	18,16 m <sup>2</sup>
	Bedroom 1	13,78 m <sup>2</sup>
	Bedroom 2	12,12 m <sup>2</sup>
	Corridor	12,44 m <sup>2</sup>
	Living room	29,26 m <sup>2</sup>
Upper floor 45,54 m <sup>2</sup>	Terrace	8,48 m <sup>2</sup>
	Bathroom	4,47 m <sup>2</sup>
	Storage	7,93 m <sup>2</sup>
	Corridor	3,87 m <sup>2</sup>
	Bedroom	13,89 m <sup>2</sup>
	Wardrobe	3,62 m <sup>2</sup>
	Terrace	11,76 m <sup>2</sup>
<b>Effective area</b>		<b>197,97 m<sup>2</sup></b>
<b>Construction area</b>		<b>224,75 m<sup>2</sup></b>
Roof 1   Solar power station		52,22 m <sup>2</sup>
Roof 2   Solar power station		42,78 m <sup>2</sup>







# 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,<br>Terrace parapets   |   | External walls, roof parapet,<br>facade plaster colour                              |   | External walls, roof parapet<br>external plaster RAL 9010                            |   | Base finishing<br>with porcelain tiles  |

# Exterior facade finish of KRS houses



# Swiss village eco-residence visualization



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





# Swiss village | KRS 5 XL house model | 197,97 m<sup>2</sup>

Financial projection scenarios



## UNFAVORABLE CASE

Revenue forecast	\$ 148 478
Cost Estimation	\$ 145 500
ROI	2,05 %

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

### Swiss village | KRS 5 XL House



## MODERATE CASE

Revenue forecast	\$ 179 500
Cost Estimation	\$ 145 500
ROI	23,37 %

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

197,97 m<sup>2</sup> | 3 Levels | 5 Rooms | 2 Bathrooms



## FAVORABLE CASE

Revenue forecast	\$ 237 564
Cost Estimation	\$ 145 500
ROI	63,27 %

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