

## **Union Investment enters the Swiss property market**

### **Low-energy office project acquired on behalf of Unilmmo: Europa**



Union Investment Real Estate AG has acquired the “CityWest Gebäude F” development project in Zurich, marking its first investment in the Swiss property market. Designed on sustainable principles and due for completion in mid-2010, the office building will feature some 20,400 square metres of space and parking for 84 cars in a good location near the city centre. The Unilmmo: Europa open-ended real estate fund is investing around EUR 80 million in the architecturally inspiring new build. Vendor Marazzi Generalunternehmung AG has provided a two-year rental

guarantee for this speculative project, starting on the completion date.

“The building will feature an intelligent energy-saving concept for efficient, low-cost operation,” says Union Investment Real Estate AG Management Board member Michael Montebaur. The low-energy building will be fitted with triple glazed windows, while a groundwater heat pump exploits a free source of energy. The specification of the state-of-the-art office building also includes a mechanical ventilation system with heat recovery, with a sophisticated building automation system ensuring a pleasant indoor climate all year round.

The project is located in a former industrial district close to Zurich city centre. The area is currently being transformed into a mix of modern residential and commercial usage, while also offering many cultural facilities. The “Gebäude F” building will offer excellent public transport links, enabling it to meet key requirements for social sustainability. Hardbrücke station – the second busiest in Switzerland – is just 400 metres from the site of the project.

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