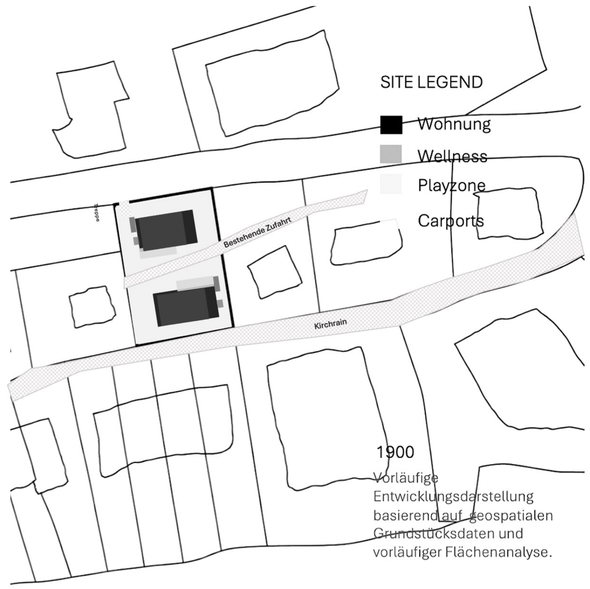
SWISS NORDIC

AM THALERSTRASSE





1900
Vorläufige Entwicklungsdarstellung basierend auf geospatialen Grundstücksdaten und vorläufiger Flächenanalyse.

ESG RE

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SN1 AM THALERSTRASSE
Thalerstrasse, Staad SG

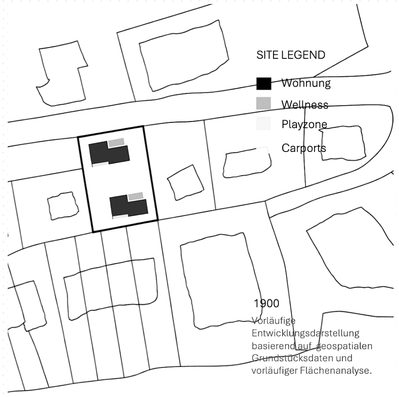
Wohnen am Thalerstrasse
2 Swiss Nordic EFH – 165 m²
Private Wellness ı Sauna ı Plunge

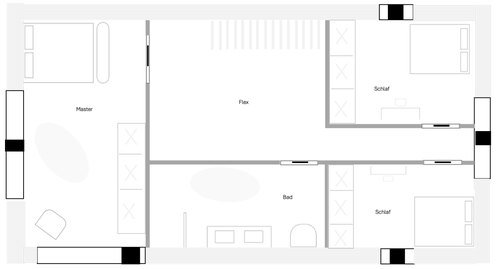
Kaufpreis	ab CHF 1,68 Mio.
Anfragen	team@esg-re.com
Website	esg-re.com/thalerstrasseli

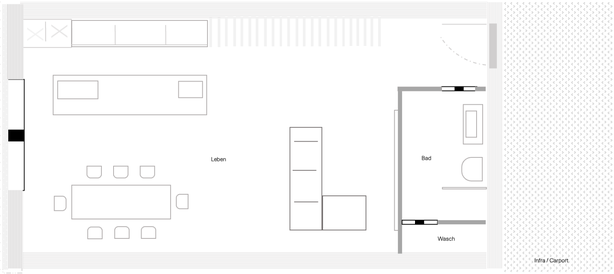
CHE-388.373.016 **ESG RE GmbH**

SWISS NORDIC
Made in Switzerland

Wohnfläche	165 m²
Grundstücksfläche	645 m²
Zimmer	5.5+
Parkplatz	1-2
Nachaltigkeitszertifikat	AAA

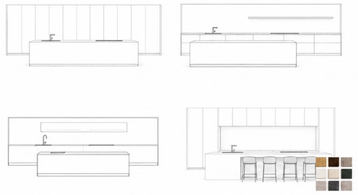






Melaminbeton
Sichtbeton
Holz

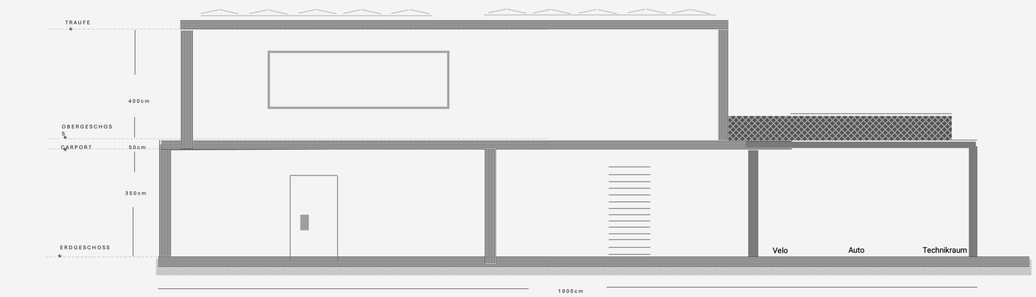
Küchen

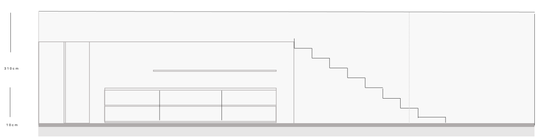


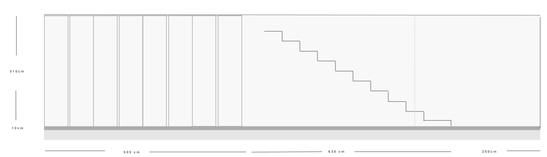
Sichtbeton
Holzdielen
Matte Keramik

Innenräume













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GRUNDBUCHAMT THAL

Grundbuchauszug

Grundbuch Thal Gemeinde Thal

Liegenschaft Nr. 1900

Plan Nr. 58, Wartbüchel
Gesamtfläche 645 m², Acker/Wiese/Weide (586 m²), übrige befestigte Fläche (59 m²)
Mutationsnr. BB002033, 10.11.2023 Beleg 685

Eigentümer

HJ Egli Immobilien GmbH, mit Sitz in Thal SG, Unternehmens-Identifikationsnummer CHE-433.386.820, Oberfeld 32a, 9425 Thal

Erwerbstitel

Kauf 28.07.2021 Beleg 458

Anmerkungen

Keine

Vormerkungen

Keine

Dienstbarkeiten und Grundlasten

ID 3/190.4
Recht: Fahrwegrecht
zulasten Grundstück Nr. 171
29.01.1929 Beleg 3/236

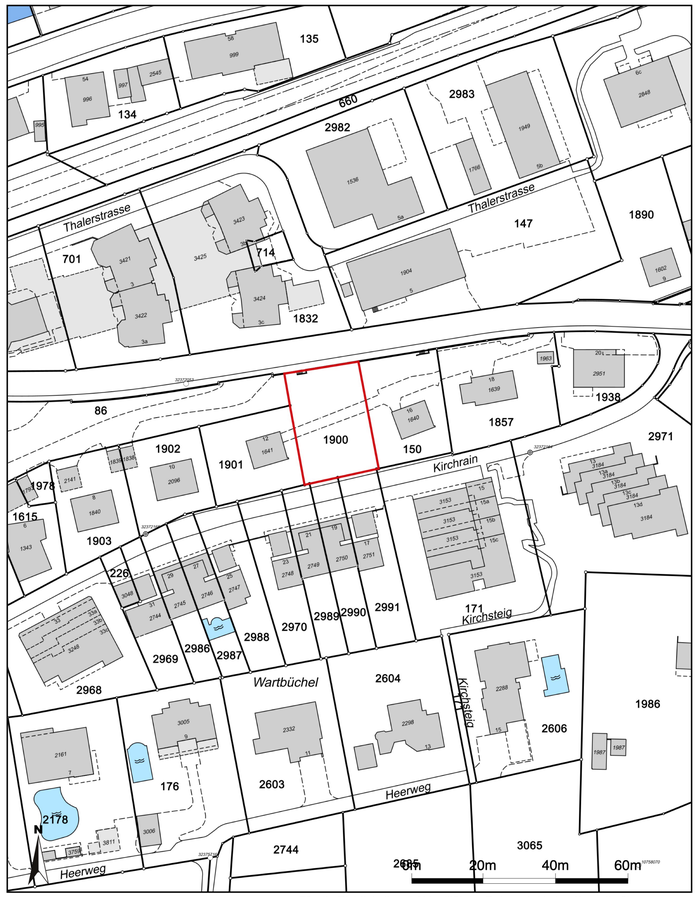
ID 5/1506
Recht/Last: Fuss- und Fahrwegrecht
zulasten Grundstück Nr. 150, 1857
zugunsten Grundstück Nr. 1901
06.08.1952 Beleg 224

Grundbuchamt Thal-Rheineck

ThalGIS

Amtliche Vermessung Gde

Gemeinde Thal SG



Massstab 1:1'000
Zentrumskoordinaten: 2'758'319, 1'260'992

Für die Richtigkeit und Aktualität der Daten wird keine Garantie übernommen.
Es gelten die Nutzungsbedingungen des Geoportals.
03.08.2026
Quelle: Amtliche Vermessung



We appreciate you taking the time to learn about ESG RE's platform, products, and developments. We look forward to continuing to serve you and the clients, customers, and communities we impact.

Sincerely,

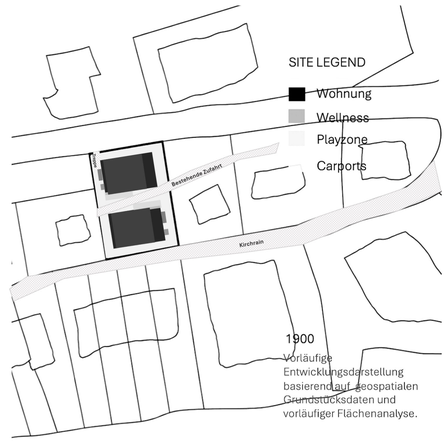
Andrey F. Burrell
ESG RE GmbH

SWISS NORDIC
Made in Switzerland

Section A-D

Baugesuch: Bestandssitation (A)

Anforderung	Grundlage	Einreichunterlage	✓
Katasterdaten			
Bestandsvermessung			
Bestandstopografie			
Bestehende Werkleitungen			
Bestehende Strasse			
Bestehende Vegatation			
Dienstbarkeiten			
Luftbilder			
Geodatenebenen			



1900
Vorläufige Entwicklungsdarstellung basierend auf geospatialen Grundstücksdaten und vorläufiger Flächenanalyse.

ESG RE

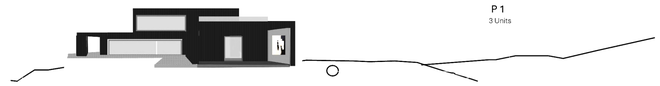
CERTIFIED ASSET DESIGN™
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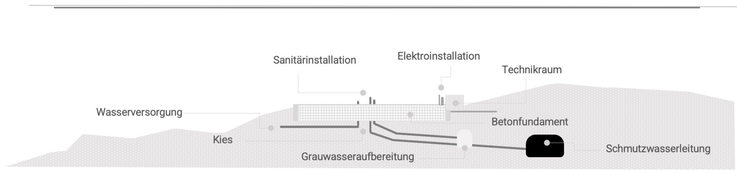
3 Property

3-6 Monate
Komplett

2 Product

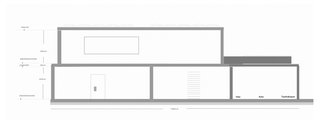
1 Platform

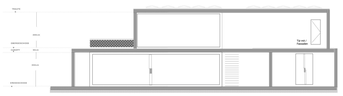


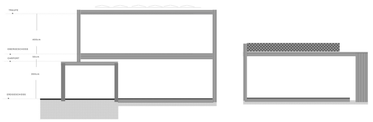


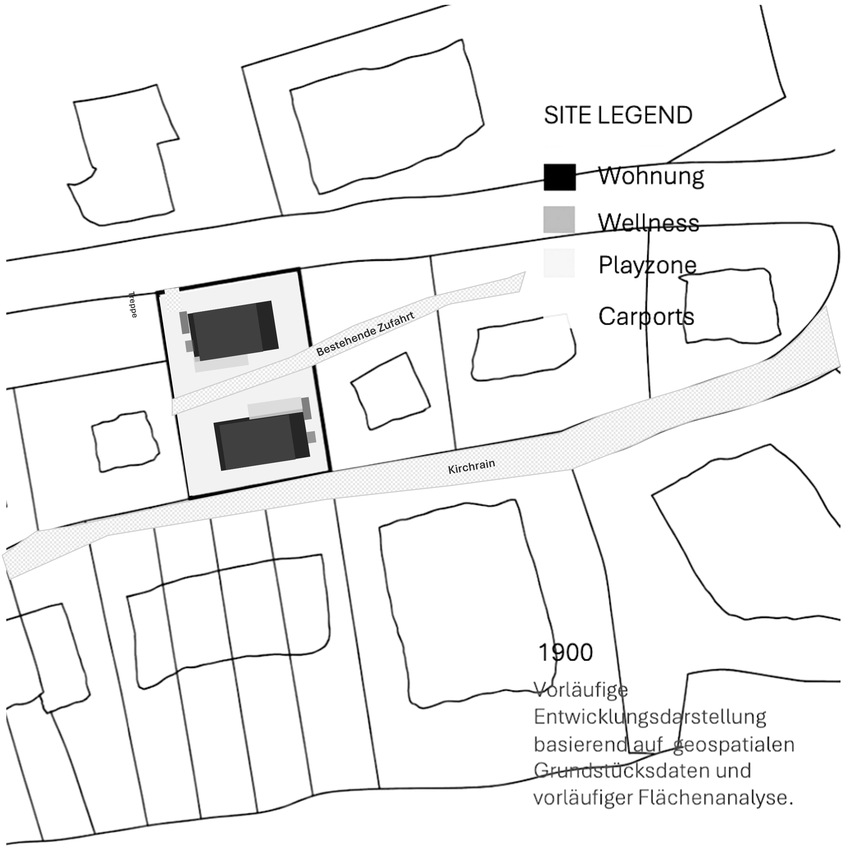
SWISS NORDIC
AM
THALERSTRASSE

SN1
165 m2 – 250 m2









Massstab 1:1000

10 m

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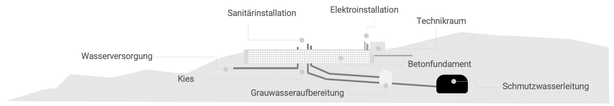
Section A-D

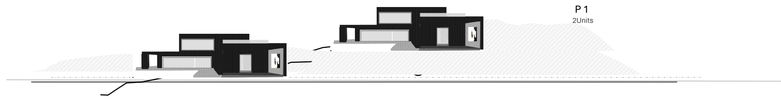
Baugesuch: Arealplanung & Erschliessung (B)

Anforderung	Grundlage	Einreichunterlage	✓
Lageplan			
Gebäudeplatzierung			
Zufart			
Parkierung			
Erschliessung			
Fusswege			
Freiräume			
Umgebung			
Werkleitungen			
Entwässerung			



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1 Platform

2 Product

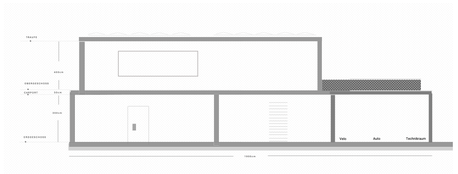
3 Property

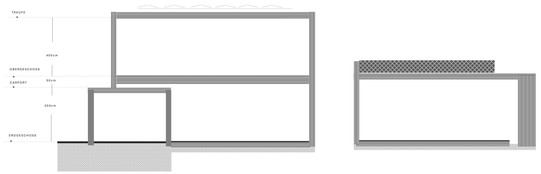
3 - 6 Monate Komplett

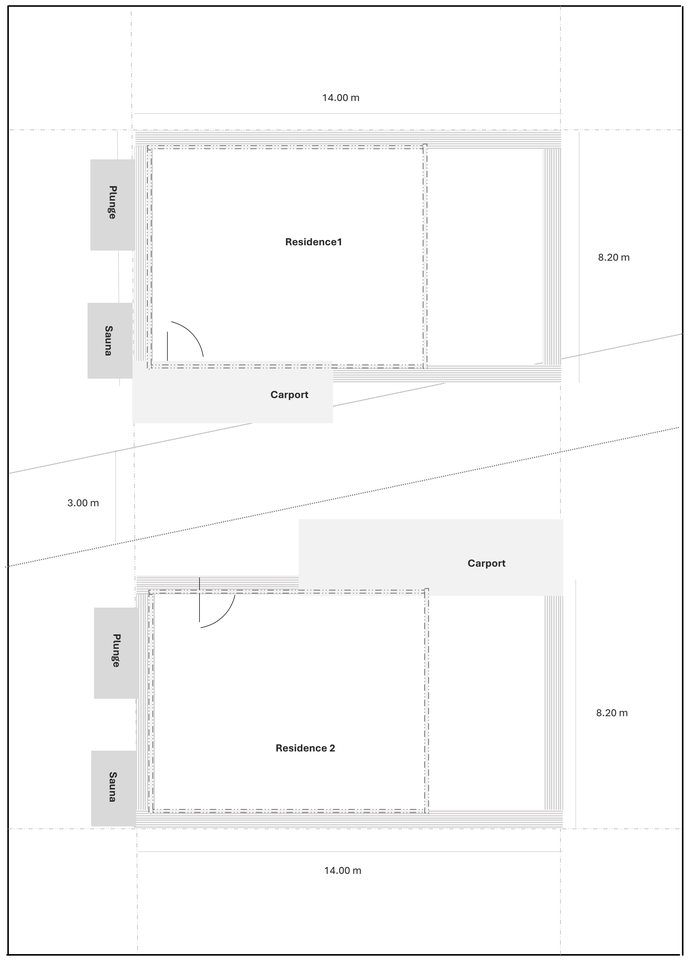
SWISS NORDIC

AM
THALERSTRASSE

SN1
165 m2 – 250 m2
Thalerstrasse – EFH 165 sqm.





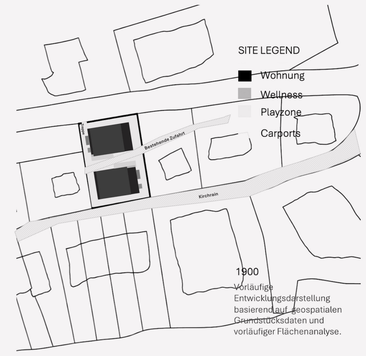


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Section A-D

Baugesuch: Baurecht (C)

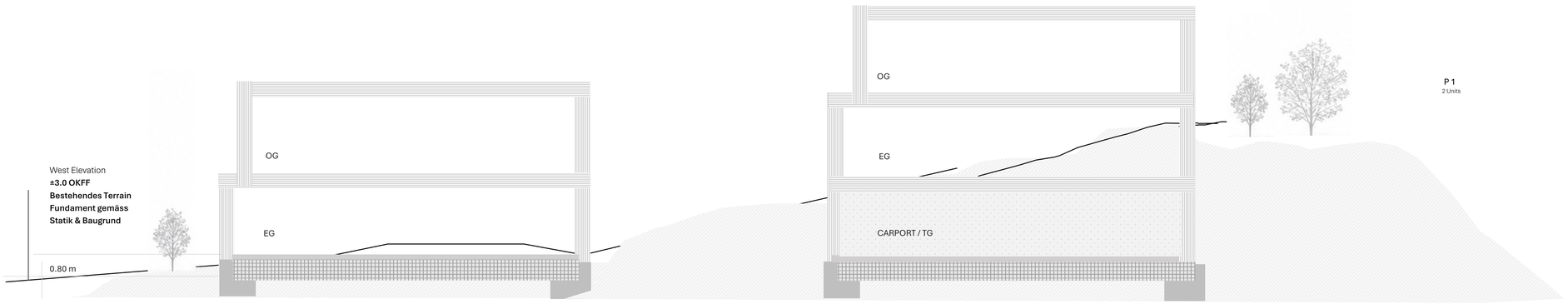
Anforderung	Grundlage	Einreichunterlage ✓
Zonenordnung	BZO	ICON MDG
Zulässige Nutzung	BZO	ICON MDG
Ausnützungsziffer	BZO	ICON MDG
Überbauungsziffer	BZO	ICON MDG
Gebäudehöhe	BZO	ICON MDG
Geschosszahl	BZO	ICON MDG
Grenzabstände	BZO	ICON MDG
Gebäudelänge	BZO	ICON MDG
Parkierung	BZO	ICON MDG
Aufenhaltsflächen	BZO	ICON MDG
Bauliche Dichte	BZO	ICON MDG



Massstab 1:100

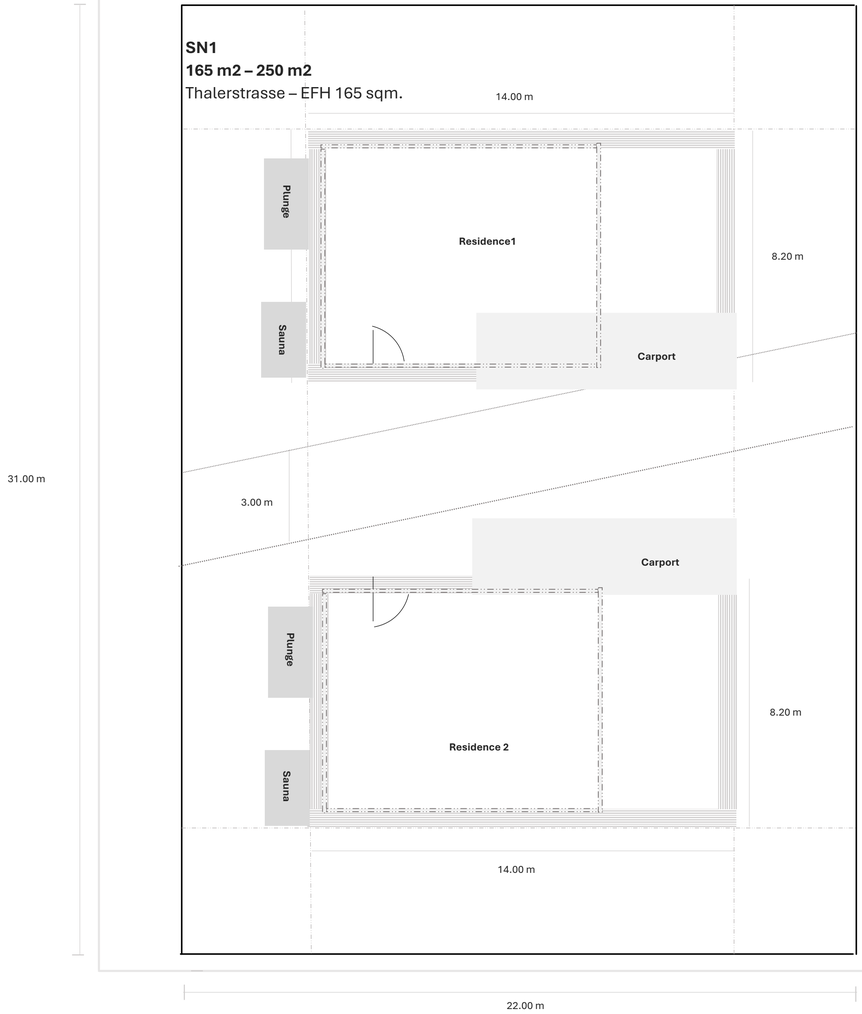
10 m

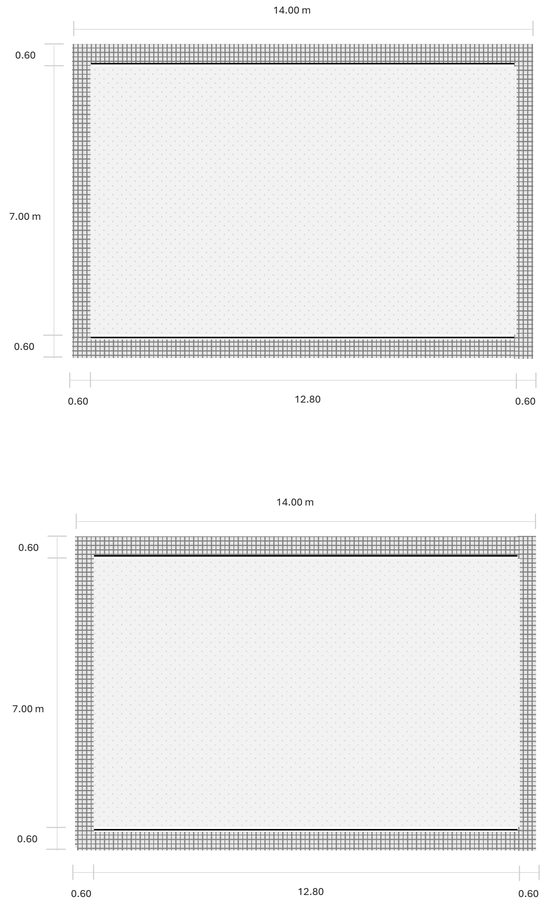
CERTIFIED ASSET DESIGN™
ESG A I AA I AAA Rating By Pre Impact



SWISS NORDIC

AM
THALERSTRASSE





Massstab 1:100

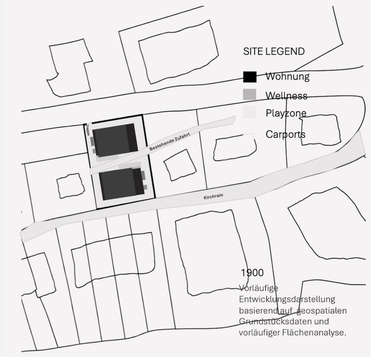
10 m

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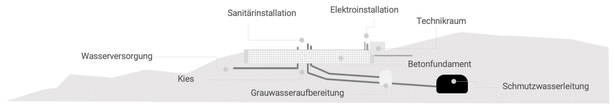
Section A-D

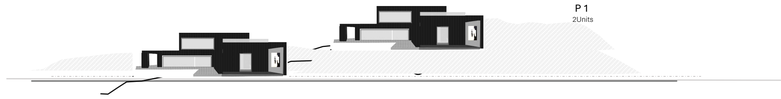
Baugesuch: Baurecht (C)

Anforderung	Grundlage	Einreichunterlage ✓
Zonenordnung	BZO	ICON MDG
Zulässige Nutzung	BZO	ICON MDG
Ausnützungsziffer	BZO	ICON MDG
Überbauungsziffer	BZO	ICON MDG
Gebäudehöhe	BZO	ICON MDG
Geschosszahl	BZO	ICON MDG
Grenzabstände	BZO	ICON MDG
Gebäudelänge	BZO	ICON MDG
Parkierung	BZO	ICON MDG
Aufenhaltsflächen	BZO	ICON MDG
Bauliche Dichte	BZO	ICON MDG



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1 Platform

2 Product

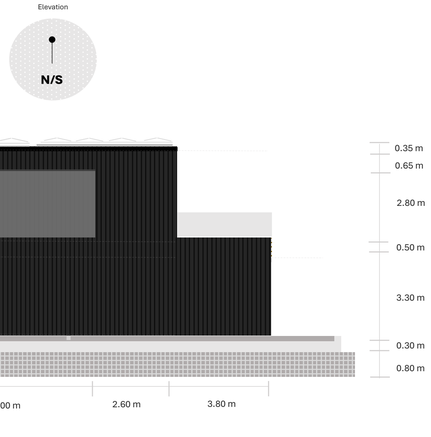
3 Property

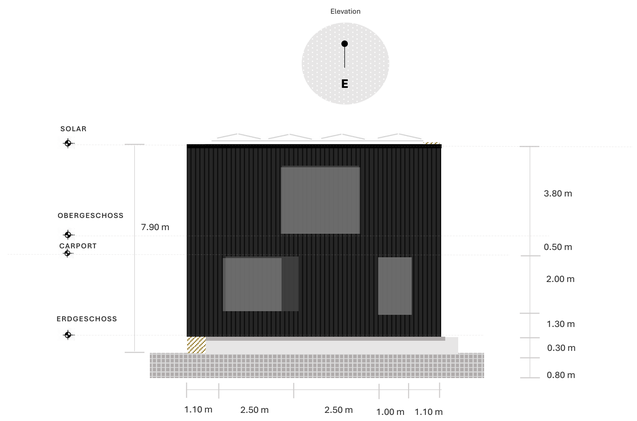
3 - 6 Monate Komplett

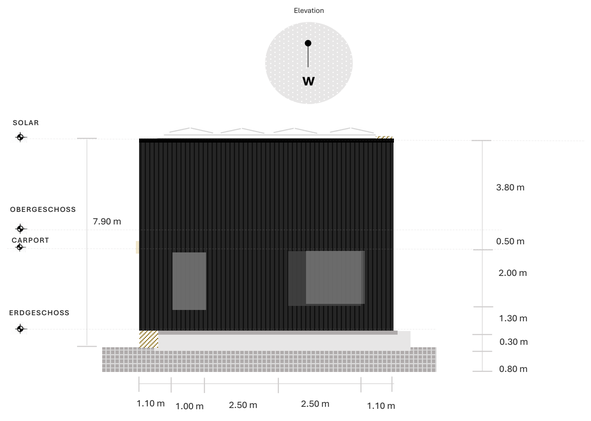
SWISS NORDIC

AM
THALERSTRASSE

SN1
165 m2 – 250 m2
Thalerstrasse – EFH 165 sqm.







22.00 m

Massstab 1:100

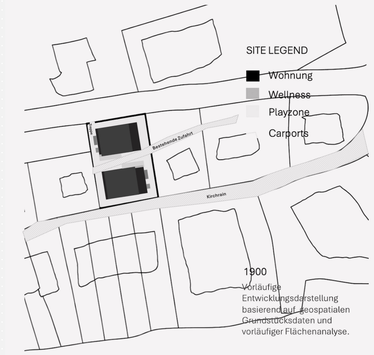
10 m

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Section A-D

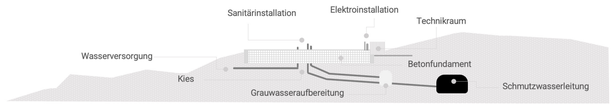
Baugesuch: AEC (D)

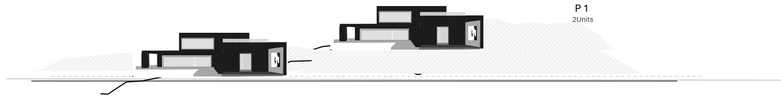
Anforderung	Grundlage	Einreichunterlage	✓
Bauvorbereitung & Abriss			
Werkleitungen & Erschliessung			
Fundament			
Gebäudehülle			
Gebäudetechnik			
Innenausbau			
Umgebungsarbeiten			
Gemeinschaftsanlagen			
Projektmanagement			
Sonstiges			



Vorläufige Entwicklungsdarstellung basierend auf geospatialen Grundstücksdaten und vorläufiger Flächenanalyse.

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1 Platform

2 Product

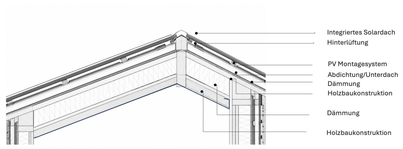
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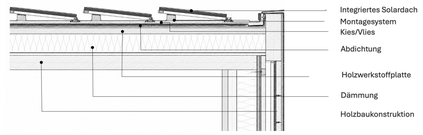
3 - 6 Monate Komplett

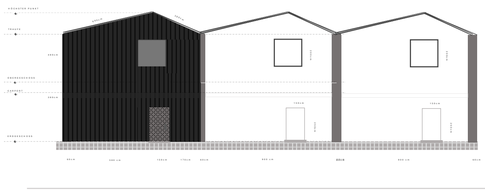
SWISS NORDIC

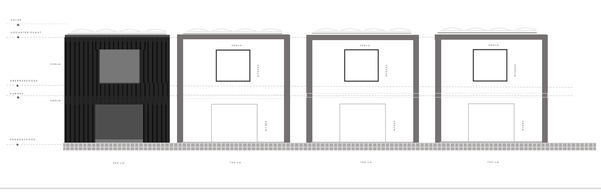
AM
THALERSTRASSE

SWISS NORDIC DACHSYSTEME

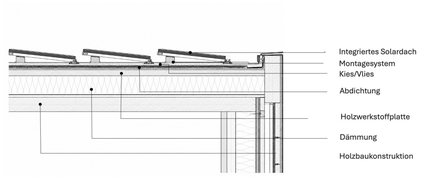








SN1
165 m2 – 250 m2
Thalerstrasse – EFH 165 sqm.



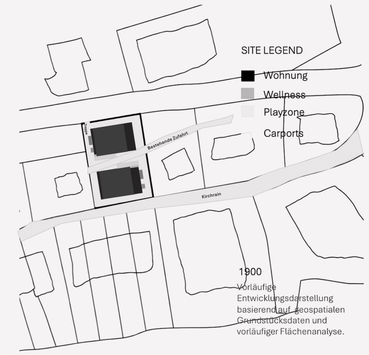


SWISS NORDIC
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Section A-D

Baugesuch: AEC (D)

Anforderung	Grundlage	Einreichunterlage	✓
Bauvorbereitung & Abriss			
Werkleitungen & Erschliessung			
Fundament			
Gebäudehülle			
Gebäudetechnik			
Innenausbau			
Umgebungsarbeiten			
Gemeinschaftsanlagen			
Projektmanagement			
Sonstiges			

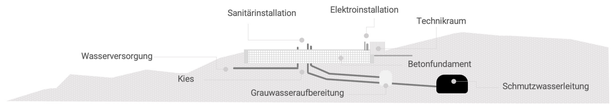


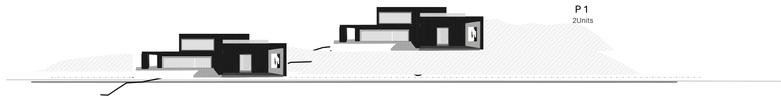
Massstab

10 m

ESG RE

CERTIFIED ASSET DESIGN™
ESG A I AA I AAA Rating By Pre Impact





1 Platform

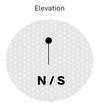
2 Product

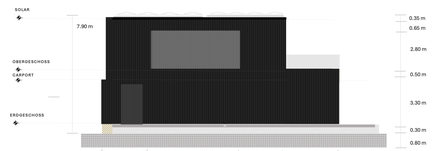
3 Property

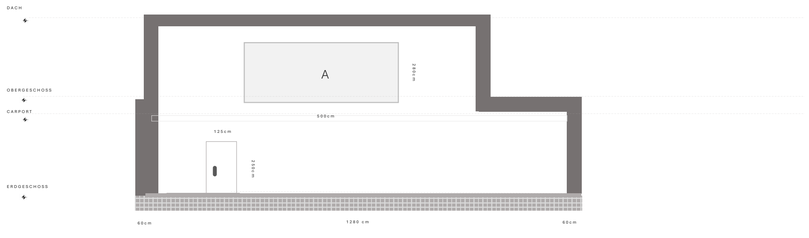
3 - 6 Monate Komplett

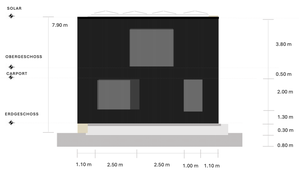
SWISS NORDIC
AM
THALERSTRASSE

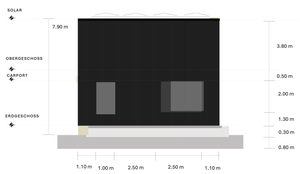
SN1 COMPAKT
FENSTERSYSTEME
A. Offenbares Paneel
B. Schiebetür
C. Vollständig verschiebbares Paneel

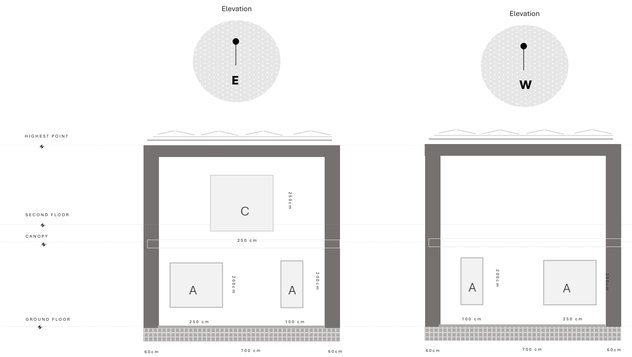












Massstab

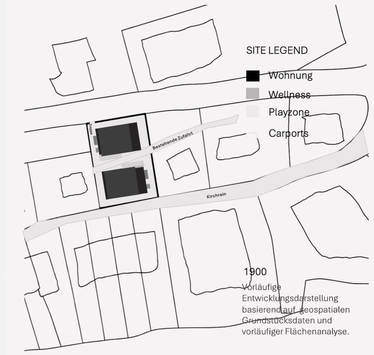
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Section A-D

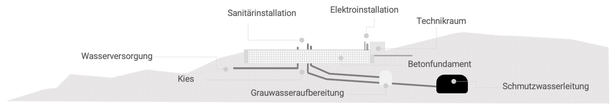
Baugesuch: AEC (D)

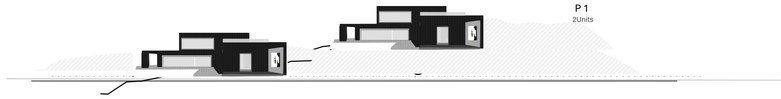
Anforderung	Grundlage	Einreichunterlage	✓
Bauvorbereitung & Abriss			
Werkleitungen & Erschliessung			
Fundament			
Gebäudehülle			
Gebäudetechnik			
Innenausbau			
Umgebungsarbeiten			
Gemeinschaftsanlagen			
Projektmanagement			
Sonstiges			



Vorläufige Entwicklungsdarstellung basierend auf Geospatialen Grundstücksdaten und vorläufiger Flächenanalyse.

CERTIFIED ASSET DESIGN™
ESG A I AA I AAA Rating By Pre Impact





1 Platform

2 Product

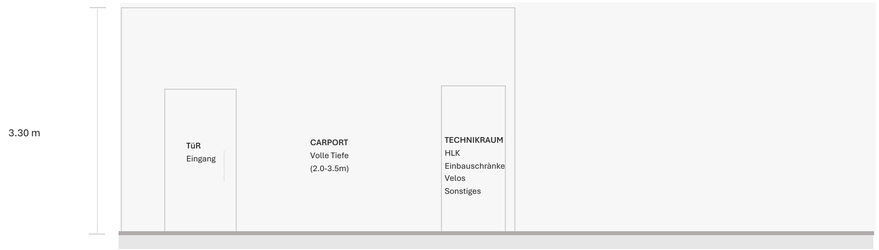
3 Property

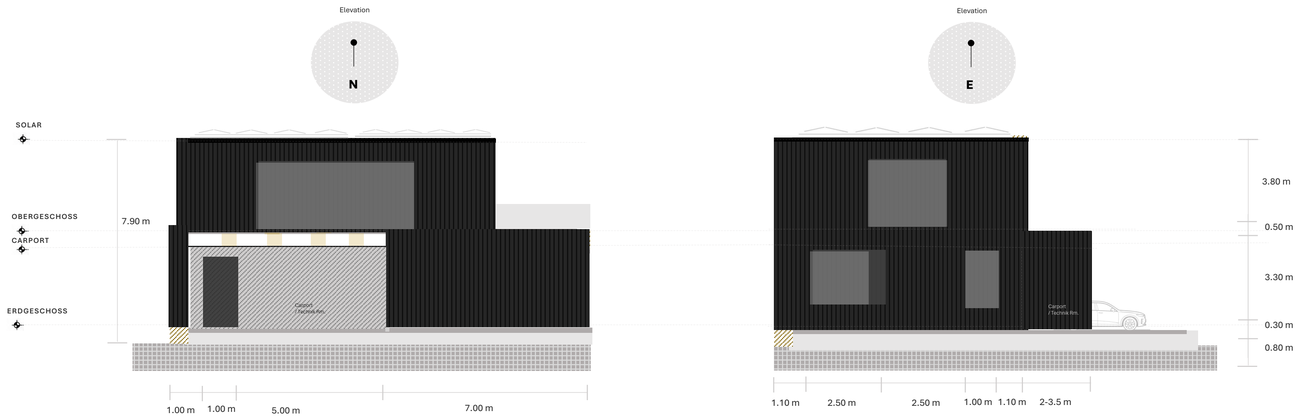
3 - 6 Monate Komplett

SWISS NORDIC

AM
THALERSTRASSE

SN1 COMPAKT
CARPORT & TECHNIKRAUM



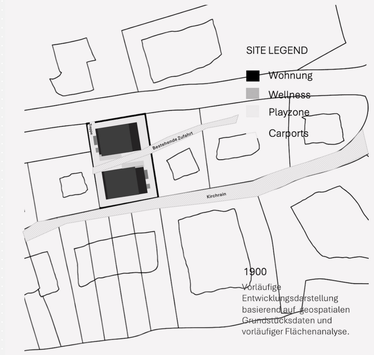


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Section A-D

Baugesuch: AEC (D)

Anforderung	Grundlage	Einreichunterlage	✓
Bauvorbereitung & Abriss			
Werkleitungen & Erschliessung			
Fundament			
Gebäudehülle			
Gebäudetechnik			
Innenausbau			
Umgebungsarbeiten			
Gemeinschaftsanlagen			
Projektmanagement			
Sonstiges			

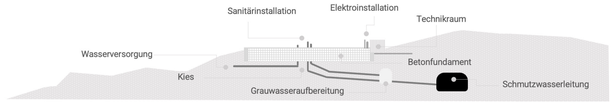


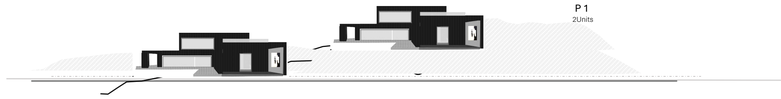
Massstab

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ESG

CERTIFIED ASSET DESIGN™
ESG A I AA I AAA Rating By Pre Impact





1 Platform

2 Product

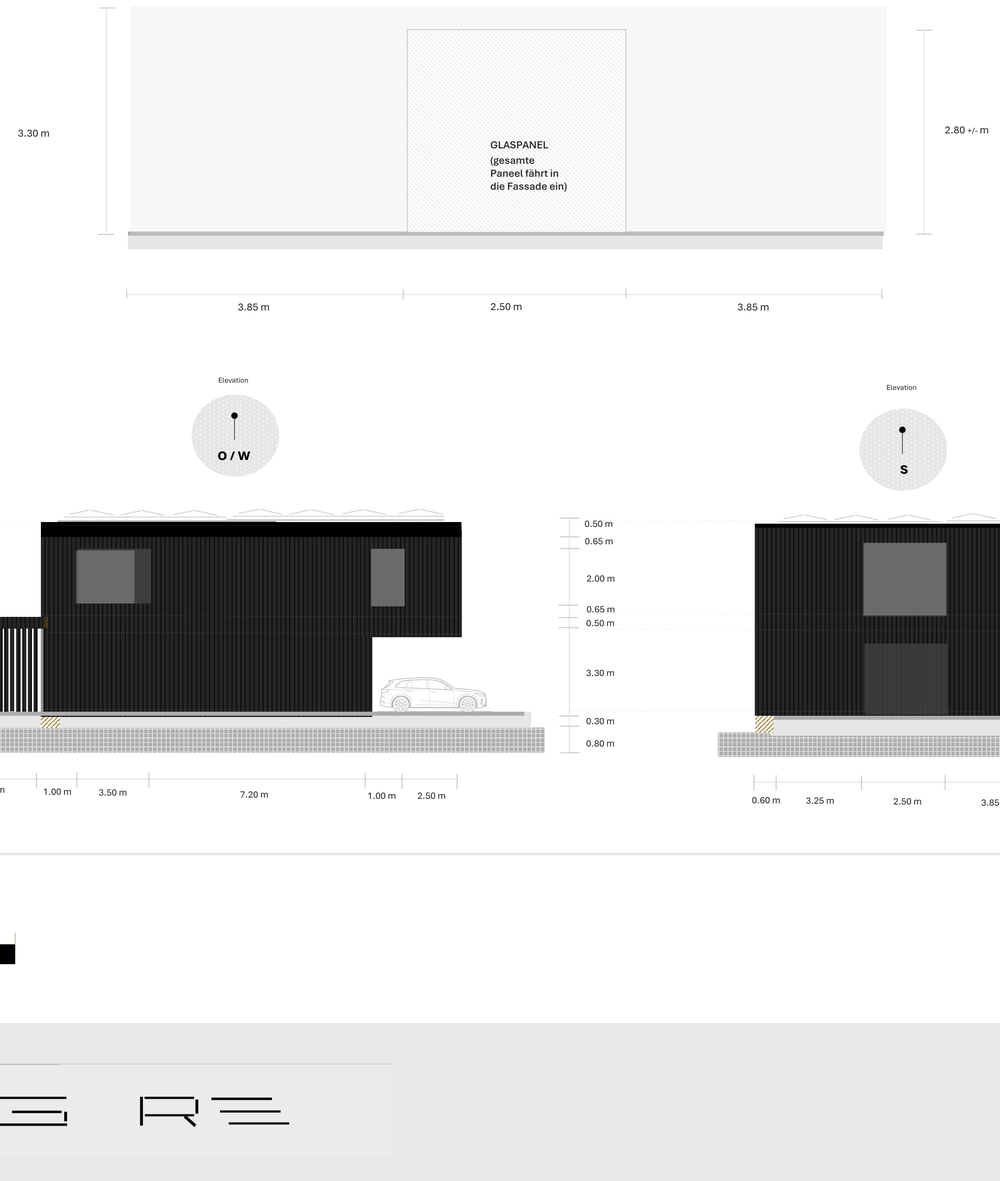
3 Property

3 - 6 Monate Komplett

SWISS NORDIC

AM
THALERSTRASSE

SWISS NORDIC
CANOPY
Full Roof
Open Beam
Garden
Open/None

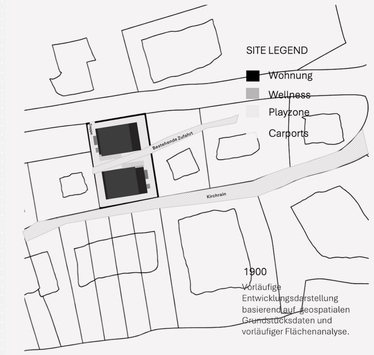


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Section A-D

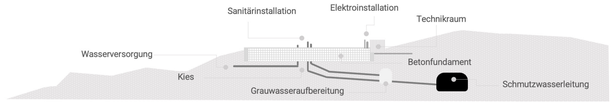
Baugesuch: AEC (D)

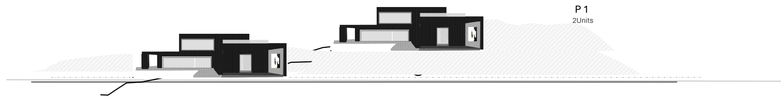
Anforderung	Grundlage	Einreichunterlage	✓
Bauvorbereitung & Abriss			
Werkleitungen & Erschliessung			
Fundament			
Gebäudehülle			
Gebäudetechnik			
Innenausbau			
Umgebungsarbeiten			
Gemeinschaftsanlagen			
Projektmanagement			
Sonstiges			



10 m

CERTIFIED
ASSET
DESIGN™
ESG A I AA I AAA Rating By Pre Impact





1 Platform

2 Product

3 Property

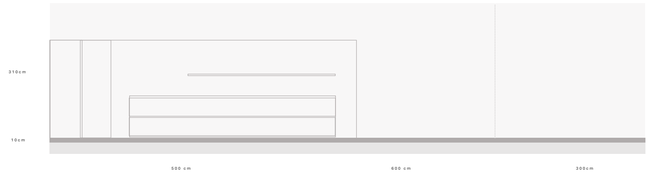
3 - 6 Monate Komplett

SWISS NORDIC

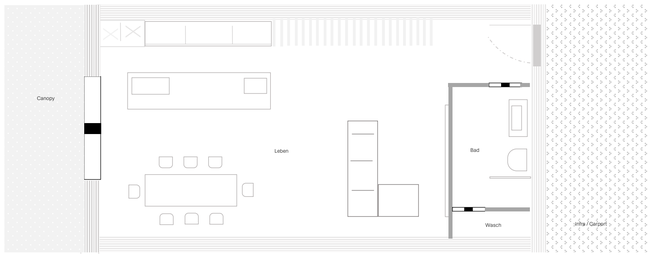
AM
THALERSTRASSE

GRUNDRISS 1B

G1 ↔ G2 Austauschbar







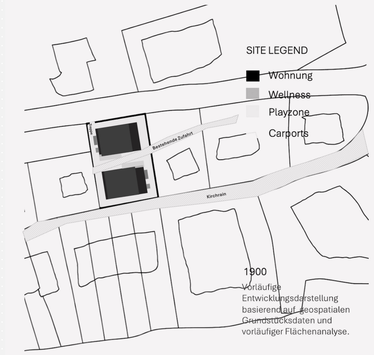


SWISS NORDIC
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Section A-D

Baugesuch: AEC (D)

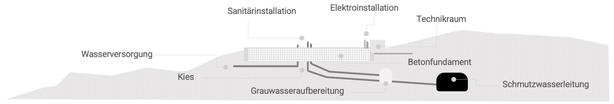
Anforderung	Grundlage	Einreichunterlage	✓
Bauvorbereitung & Abriss			
Werkleitungen & Erschliessung			
Fundament			
Gebäudehülle			
Gebäudetechnik			
Innenausbau			
Umgebungsarbeiten			
Gemeinschaftsanlagen			
Projektmanagement			
Sonstiges			

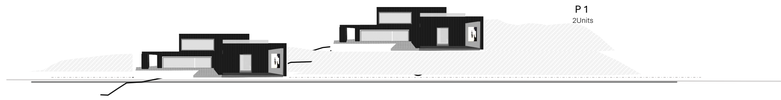


Massstab 1:100

10 m

CERTIFIED ASSET DESIGN™
ESG A I AA I AAA Rating By Pre Impact





1 Platform

2 Product

3 Property

3 - 6 Monate Komplett

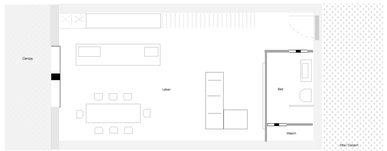
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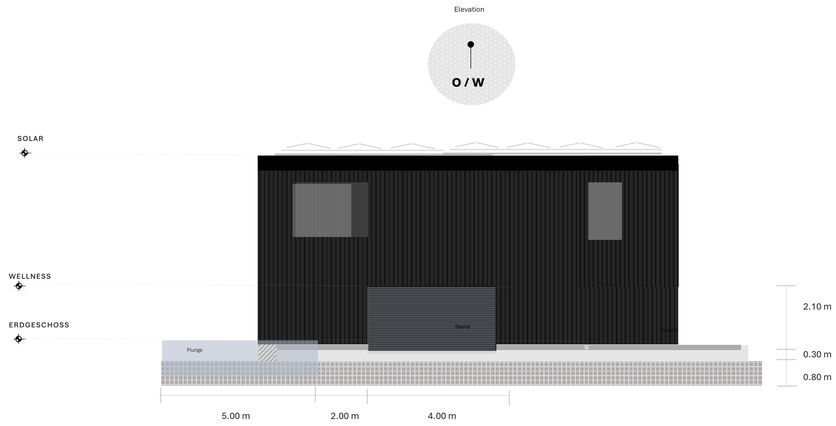
AM
THALERSTRASSE

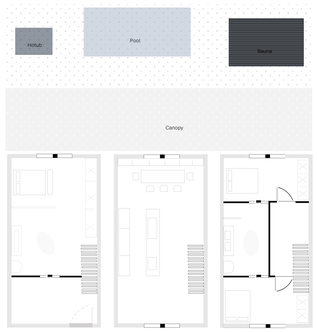
SWISS NORDIC
WELLNESS
Privat
Gemeinschaftlich

Plunge - eingelassen

Sauna – Fassadenoberfläche



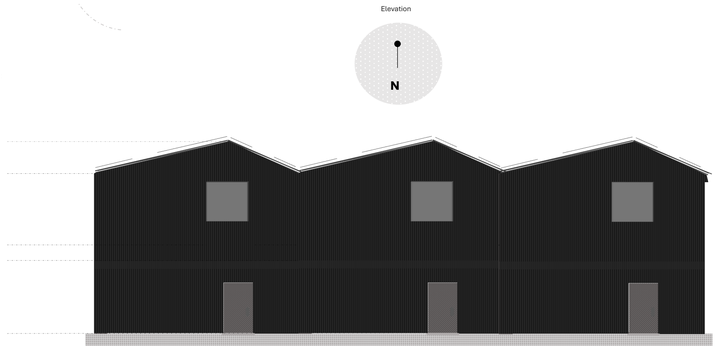




Plunge - eingelassen

Sauna – Fassadenoberfläche

Hot Tub



Massstab

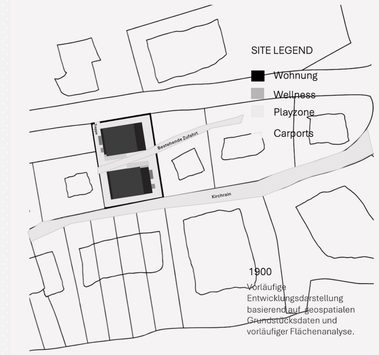
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SWISS NORDIC
Made in Switzerland

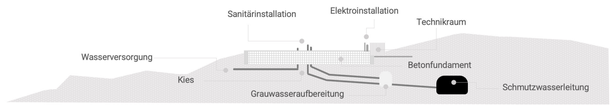
Section A-D

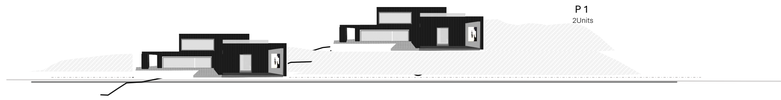
Baugesuch: AEC (D)

Anforderung	Grundlage	Einreichunterlage	✓
Bauvorbereitung & Abriss			
Werkleitungen & Erschliessung			
Fundament			
Gebäudehülle			
Gebäudetechnik			
Innenausbau			
Umgebungsarbeiten			
Gemeinschaftsanlagen			
Projektmanagement			
Sonstiges			



CERTIFIED ASSET DESIGN™
ESG A I AA I AAA Rating By Pre Impact





1 Platform

2 Product

3 Property

3 - 6 Monate Komplett

SWISS NORDIC

AM
THALERSTRASSE

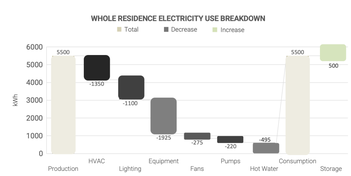
PRE IMPACT - ESG AAA-Rating
Sustainable Real Estate & Building Standard

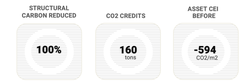
Structural

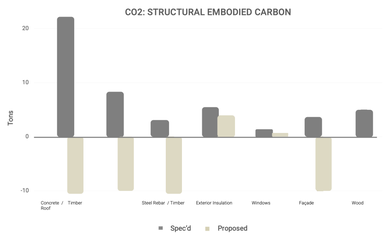
Material	Spec'd	Change	Credit
Concrete	**RMC Industry Average**	**Norica Timber**	**(87) t**
Steel Rebar	World Steel Average	Laminated Timber	(5) t
Exterior Insulation	**Rockwool Toprock**	**Steico Flex**	**(13) t**
Glass Windows	NGA Average	Guardian Flat Glass	(1) t
Façade	**Bamboo**	**Timber Facade**	**(1.5) t**
Façade	EU Average	STO Plaster	1 t
Wood	**EU Average**	**OSB Strand Board**	**(63) t**
Roof Fleece	EU Average	Expanded Polysterene	(3) t
Roof Insulation	**EU Average**	**Bauder/ISO Cell**	**(0.50) t**
Roof Membrane	EU Average	Sika Membrane	(1.3) t

CARBON BALANCE

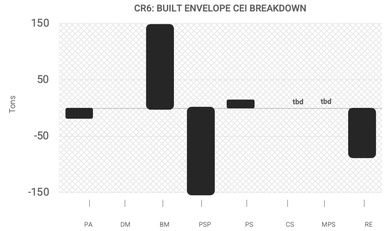
KPI	CO2e	Balance
Property Area	**-17.00 t**	**(-17.00) t**
Demolition	0.00 t	0.00 t
Building Materials	**148.00 t**	**131.00 t**
Product Specification	-296.00 t	(165.00) t
Planning Services	**0.00 t**	**0.00 t**
Construction Services	tbd t	tbd t
Material Product Shipping	**tdb t**	**tbd t**
Renewable Energy	-82.00 t	(247.00) t
Waste to Energy	**tbd t**	**(tbd) t**











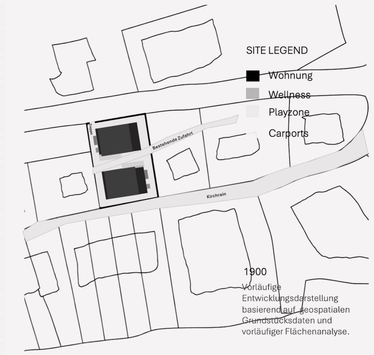


SWISS NORDIC
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Section A-D

Baugesuch: AEC (D)

Anforderung	Grundlage	Einreichunterlage	✓
Bauvorbereitung & Abriss			
Werkleitungen & Erschliessung			
Fundament			
Gebäudehülle			
Gebäudetechnik			
Innenausbau			
Umgebungsarbeiten			
Gemeinschaftsanlagen			
Projektmanagement			
Sonstiges			

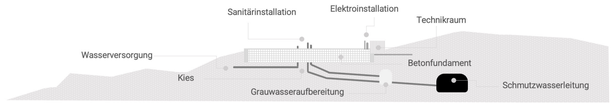


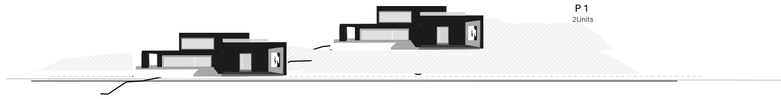
Private Seeuferschutzzone

Massstab

10 m

CERTIFIED ASSET DESIGN™
ESG A I AA I AAA Rating By Pre Impact





1 Platform

2 Product

3 Property

3 - 6 Monate Komplett

SWISS NORDIC

AM
THALERSTRASSE

MATERIAL SPEC LIST

SWISS NORDIC
Exterior

1. Facade A	Engineered Wood
2. Facade B	Modern Brick
3. Facade C	Stucco
4. Windows	Triple Glazed
5. Entry Door A	Polycarbon/Steel
6. Entry Door B	Engineered Wood
7. Canopy A	Engineered Wood
8. Canopy B	Garden Style
9. Terrace A	Scored Concrete
10. Terrace B	Stone Tiles
11. Terrace C	Wood/Bamboo
12. Carport	Engineered Wood
13. Finishing	Powerder-coated

Systems

1. Power	Solar
2.Heating/Water	Heat Pump
3. Floor Heating	Hydronic
4. Ventilation	Mechanical
5. HVAC	Passive
6. Lighting Controls	Integrated
7. Electrical	Integrated
8. Plumbing	Integrated
9. Energy Storage	Ready
10. EV Charging	Ready
11. Internet	Ready
12. Metering	App
13. Secuirty	Optional
14. Automation	Optional

Interior

1. Cabinetry A	Concrete
2. Cabinetry B	Laminate
3. Countertop A	Engineered Stone
4. Counterop B	Granite
5. Appliances	Individual
6. Vanity A	Integrated Basin
7. Vanity B	Laminate
8. Shower	Tile & Glass
9. Bathtub	Oval Stone
10. Toilets	Wall Hung
11. Faucets	Individual
12. Hardware	Individual
13. Door A	Pocket
14. Door B	Hinged
15. Staircase	Element
16. Floor A	Scored Concrete
17. Floor B	Wood Planks
18. Floor C	Textured Tile
19. Lighting A	PucK Lights
20. Lighting B	Individual
21. Paint	Individual
22. Blinds	Screen Roller
23. Fireplace	Individual
24. Switches	Individual

Wellness

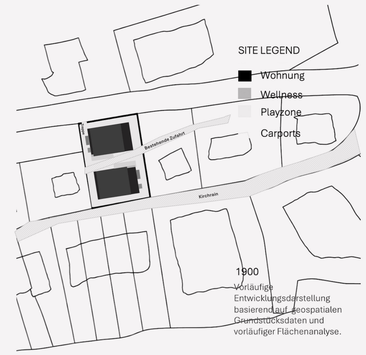
1. Sauna	Finnish Wood
2. Plunge	Inground
3. Hot Tub	Indvidual

SWISS NORDIC
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Section A-D

Baugesuch: AEC (D)

Anforderung	Grundlage	Einreichunterlage	✓
Bauvorbereitung & Abriss			
Werkleitungen & Erschliessung			
Fundament			
Gebäudehülle			
Gebäudetechnik			
Innenausbau			
Umgebungsarbeiten			
Gemeinschaftsanlagen			
Projektmanagement			
Sonstiges			



Private
Seeuferschutzzone

Massstab

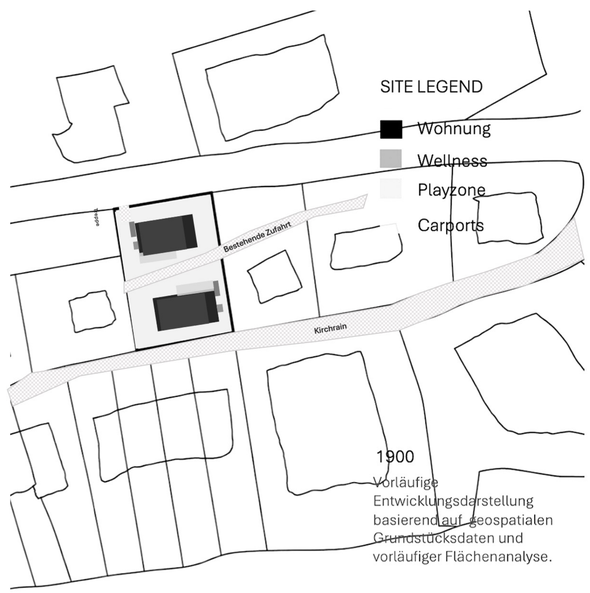
10 m

CERTIFIED ASSET DESIGN™
ESG A I AA I AAA Rating By Pre Impact

SWISS NORDIC

AM THALERSTRASSE





1900

Vorläufige Entwicklungsdarstellung basierend auf geospatialen Grundstücksdaten und vorläufiger Flächenanalyse.

ESG RE

CERTIFIED ASSET DESIGN™

ESG A I AA I AAA Rating By Pre Impact