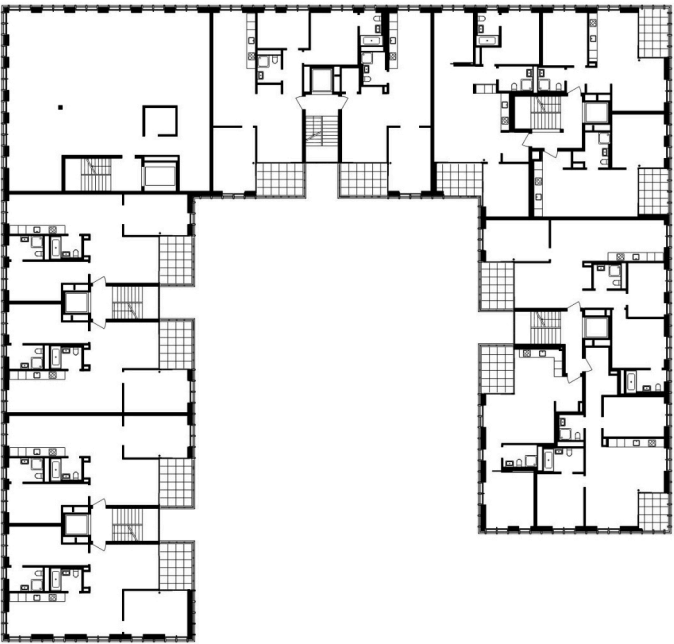
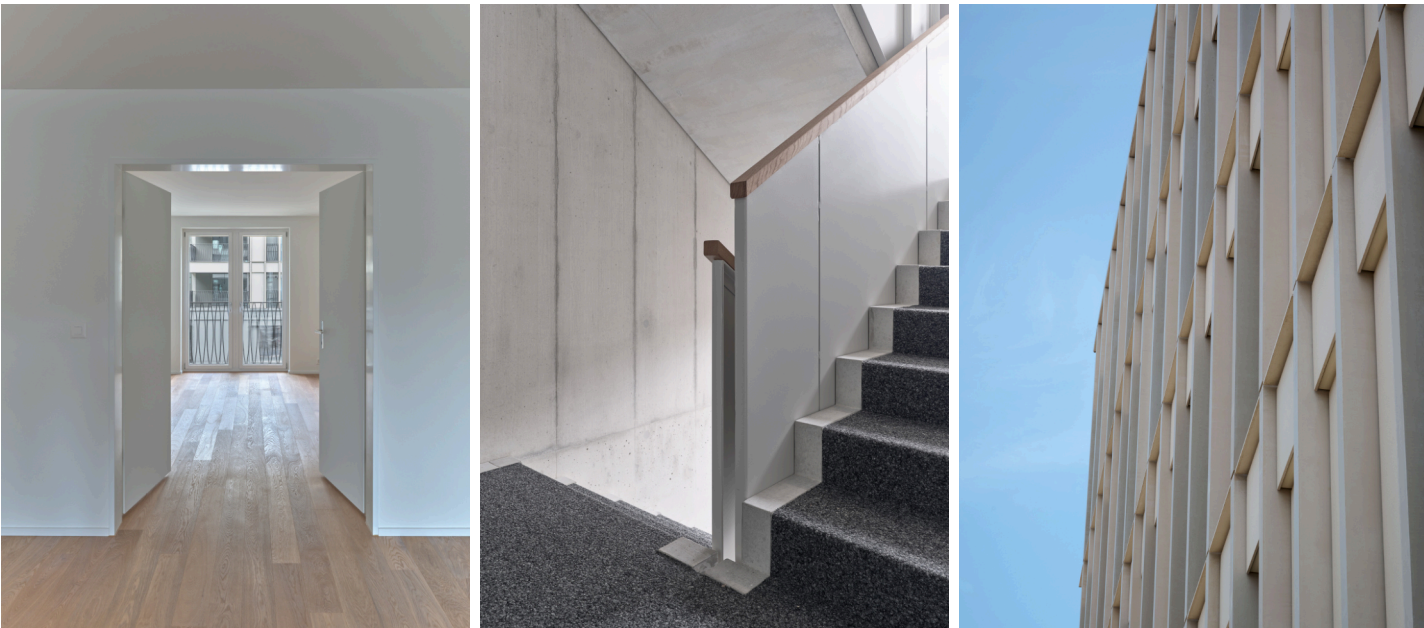


Residential and commercial development Rütlihof, Effretikon

STÜCHELI



The “Rütlihof” development marks the gateway to the newly emerging urban district of Effretikon East. Its foundation lies in the 2014 master plan by Morger Partner Architects, which established a mixed-use framework combining residential and commercial functions, along with defining building typologies and height regulations.

The U-shaped structure, comprising a total of 48 condominiums, opens southward to embrace a landscaped courtyard that forms part of the public realm. This open space is activated by commercial units located on the ground floor, enhancing the building’s interface with the neighborhood. Additional office spaces are positioned at the northwestern corner of the complex. The upper floors are dedicated to residential use. The apartments feature open, flowing layouts with a circular design concept. Most units are dual-aspect and include a private loggia. Residential access is provided via the courtyard, while commercial units are accessible directly from the adjacent street.

The façade’s base zone mediates between the building and the public spaces at street and courtyard level. Pilaster strips and cornices articulate the wall surfaces and emphasize the urban character of the development.

Type of contract: Competition, 1st place
Client: Simple partnership "Effretikon 2" c/o R.Fuchs AG
Representation: Matma Immobilien, Effretikon
Location: Corner of Moosburg-/Brandrietstrasse, 8307 Effretikon
Floor area: 6,200 m2
Room program: 48 apartments, commercial 1,930 m2, 37 parking spaces
Planning: 2019 — 2021
Realization: 2021 — 2024

Architecture: Stücheli Architekten AG, Zurich
Landscape architecture: Bryum GmbH, Basel

Photo: North façade of the building, interior view apartment, staircase, façade
Exterior photography: Studio Willen
Interior photography: Joao Pedro Leal
Drawings: Site plan, standard floor plan