



# RESIDENZE 4 TORRI

VIALE ALLA STAZIONE - GIUBIASCO





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# RESIDENZE 4 TORRI

## LOCATION

The apartment complex RESIDENZE 4 TORRI is located in the City of Giubiasco, that in 2013 has been included in the city of Bellinzona. Giubiasco overlooks the Piano di Magaldino and is located at the beginning of the Morobbia valley.

The City of Giubiasco is surrounded by amazing mountains and it provides a lot of services. Indeed Giubiasco is a lively city and it's very well connected with the most important facilities of the zone.

Particularly, the residential complex is located in Viale alla Stazione, that is a very strategic point: it is close to the station, but in a position that is not disturbed by any noise of the trains and of the main road.

For this reason RESIDENZE 4 TORRI is the perfect place to live. Here you can enjoy all the comforts of services, but you can live in complete peace and privacy.

## DISTANCE

From Lugano and from Lugano airport	30 minutes
From Milan	1 hour and 30 minutes
From Zurich	2 hours and 30 minutes



It is on the railway line of AlpTransit  
that connects Lugano to Zurich







# THE 4 TOWERS

The residential complex RESIDENZE 4 TORRI is composed by four towers that are divided in different types of apartments, for a total of 46 flats.

The apartments are designed in order to satisfy every request of customers: they have a surface between 70 sqm and 250 sqm and there are available 2 rooms, 3 rooms, 4 rooms or 5 rooms.

The flats have been studied in detail, with special attention at the prestigious internal finishing.

Every apartment has a terrace with south exposure and at least one parking space. Every flat at the ground floor has a large private garden with south exposure.

The apartments on the top have also big terraces on the roof with amazing view of the landscape.



## HOUSING UNITS

TYPE A - 4-ROOMS	x 3	139 sqm apartment 35 sqm terrace 151 sqm garden
TYPE B - 2-ROOMS	x 18	65 sqm apartment 14 sqm terrace
TYPE C - 2-ROOMS	x 1	75 sqm apartment 22 sqm terrace 105 sqm garden
TYPE D - 3-ROOMS	x 16	81 sqm apartment 22 sqm terrace
TYPE E - 3-ROOMS	x 1	81 sqm apartment 22 sqm terrace
TYPE F - 5-ROOMS	x 3	147 sqm apartment 35 sqm terrace
TYPE G - 5-ROOMS	x 4	147 sqm apartment 215 sqm terrace

# TYPE A - 4-ROOMS

		sqm	PONDERING
	Apartment	139	100%
	Terrace	35	50%
	Garden	151	33%
Saleable area		206 smq	
Parking		Available	

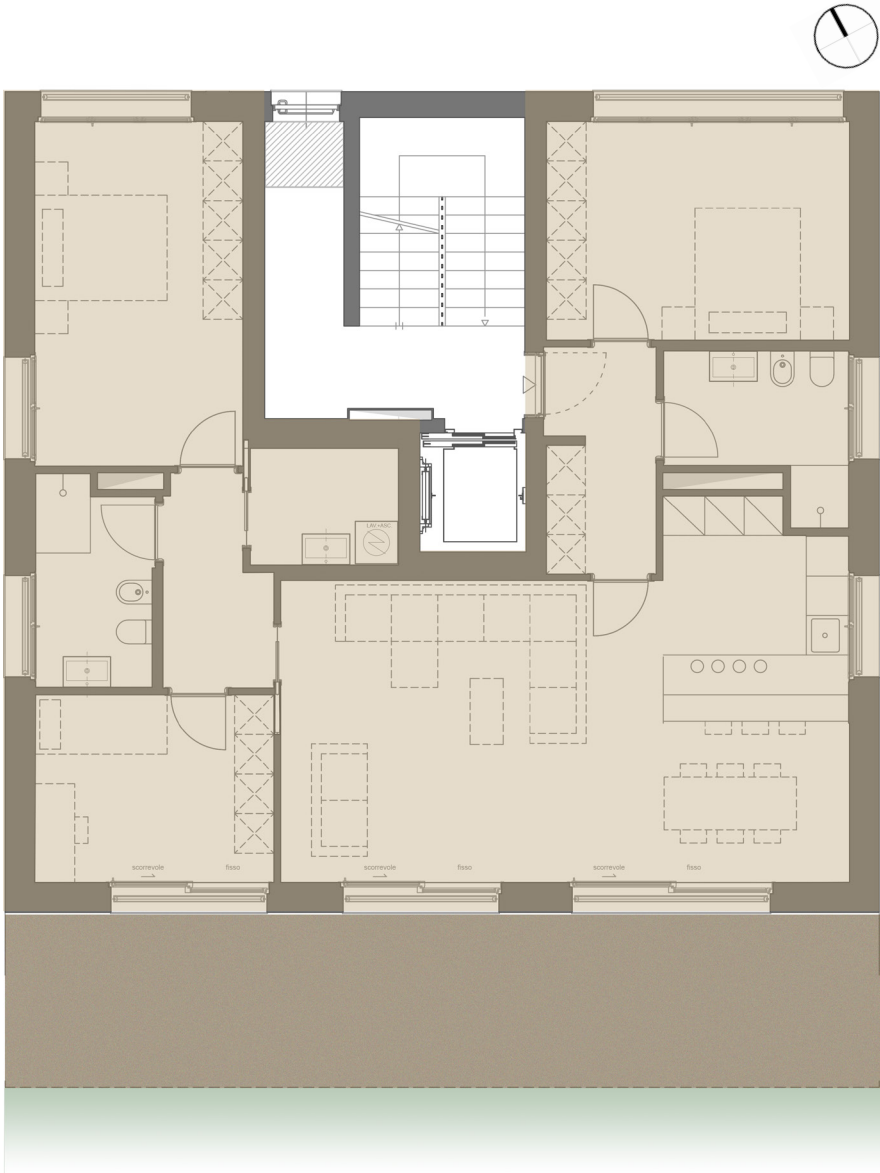
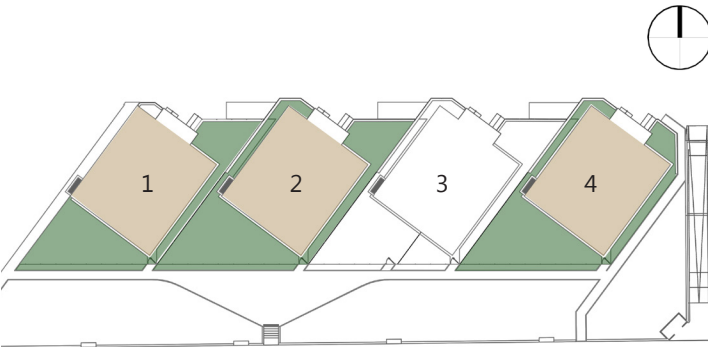
A type is located at the ground floor of 3 towers.

This type of apartment has a surface that occupies the whole ground of the building and a private garden that has south exposure.

The apartment is composed by two bedrooms, two bathrooms, one studio, a large living room with an open kitchen and a laundry room.

Furthermore there are internal and external parking spaces available.

Type A is available at ground floor.





## TYPE B - 2-ROOMS

		sqm	PONDERING
	Apartment	65	100%
	Terrace	14	50%

Saleable area	72 sqm
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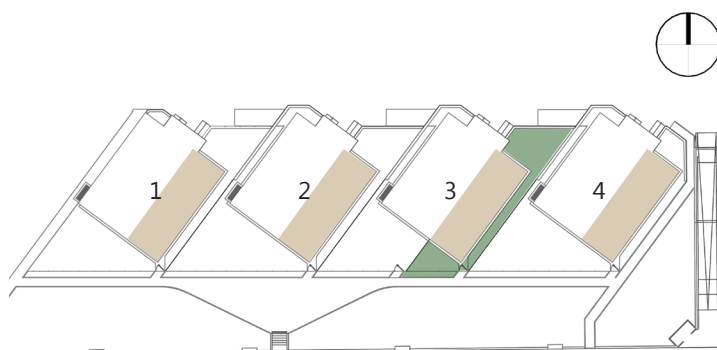
Parking	Available
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B type is the smallest between the units of the Residenze 4 Torri. It is designed mainly for young couples, students or workers which need a place to stay during the week. The surface is divided into a living room with an open kitchen that is connected with the terrace with south exposure, a bathroom and one double bedroom. The rooms are well designed and bright.

In the tower 3, there is a B type apartment at the ground floor with a garden of 85 sqm.

Furthermore there are internal and external parking spaces available.

Type B is available at ground floor (with garden) and at floors 1-2-3-4-5.



## TYPE C - 2-ROOMS

		sqm	PONDERING
	Apartment	75	100%
	Terrace	22	50%
	Garden	105	33%

Saleable area	120 sqm
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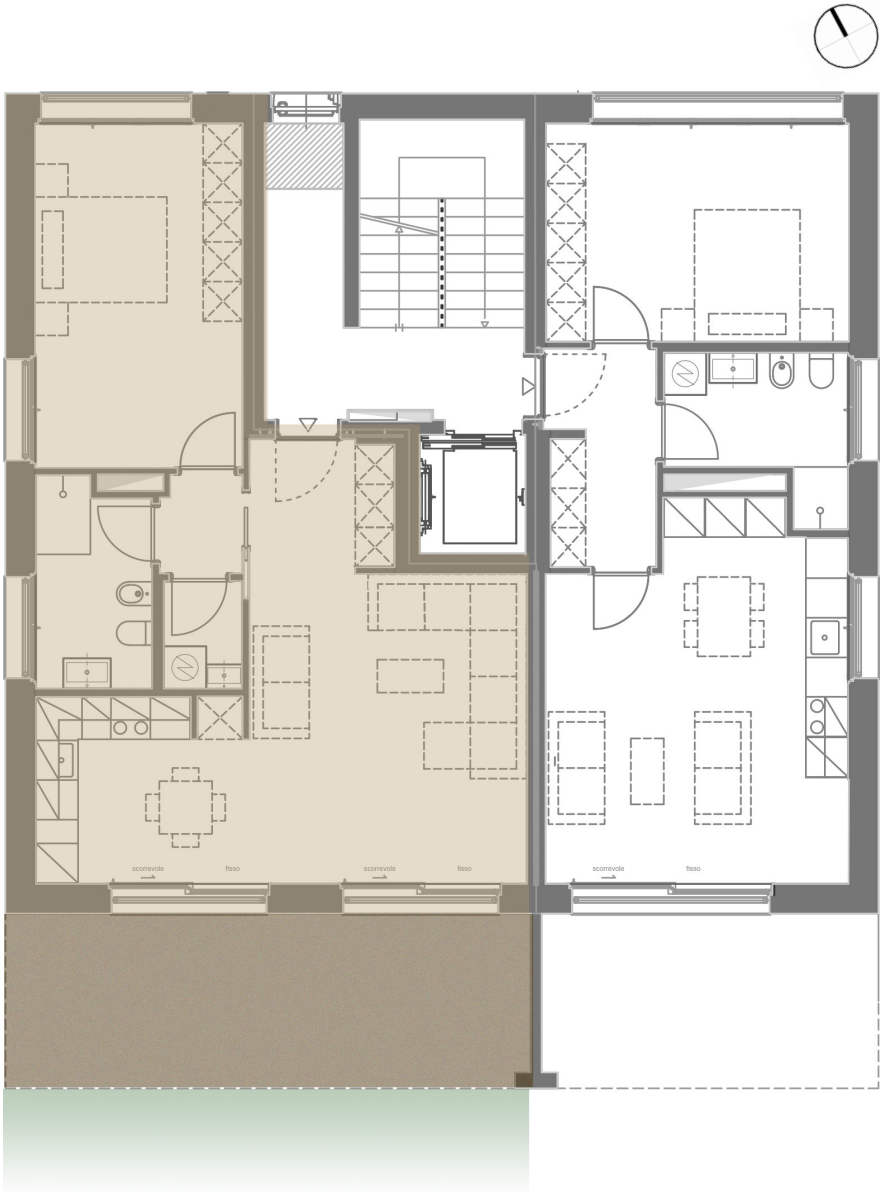
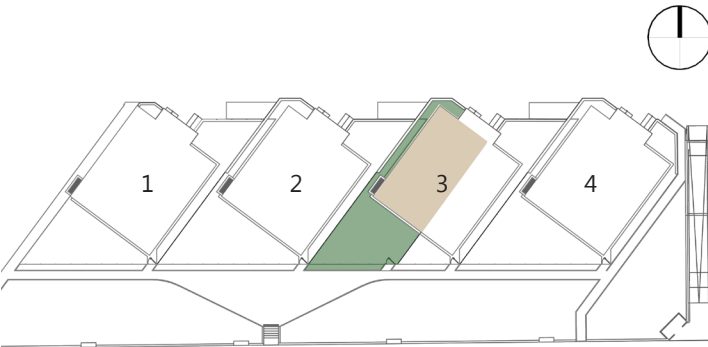
Parking	Available
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C type is located at the ground floor of the tower number 3 and for it has also a garden with south exposure.

The apartment is divided into a double bedroom, one bathroom, a pantry, a laundry room and a living room with an open kitchen that looks at the terrace and the garden at South.

Furthermore there are internal and external parking spaces available.

Type C is available at ground floor.





## TYPE D - 3-ROOMS

	sqm	PONDERING
Apartment	81	100%
Terrace	22	50%
Saleable area		92 sqm
Parking		Available

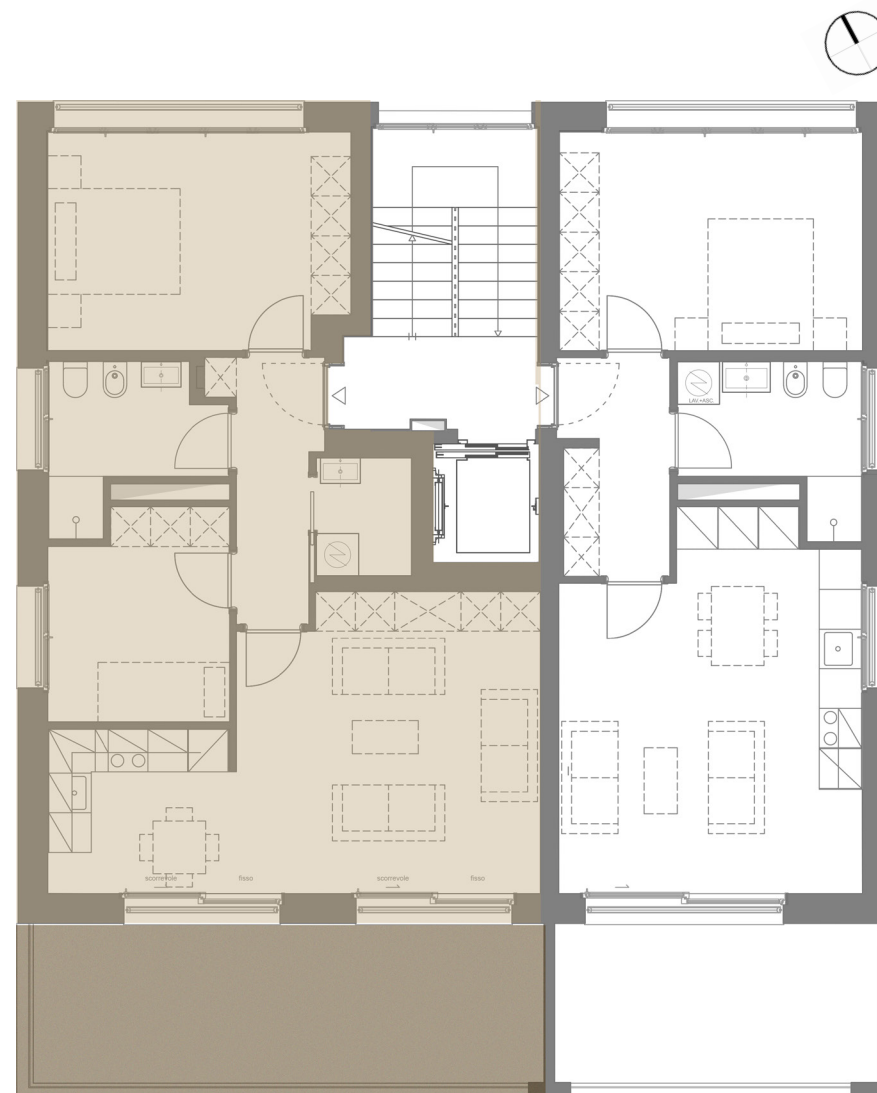
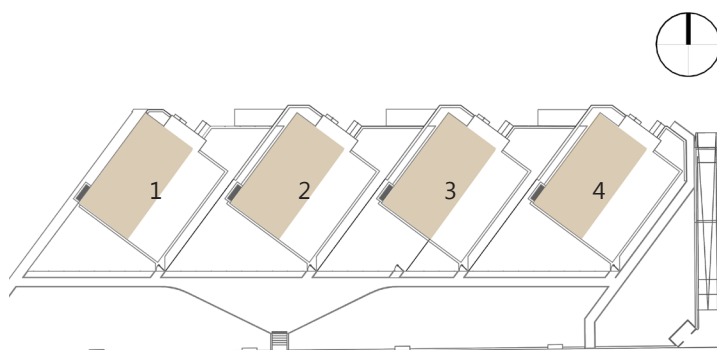
D type is designed for family and young couple.

The apartment is divided into two bedrooms, one bathroom, a small laundry room and a large living room with an open kitchen. The living room is lighted with large windows that are open to the terrace with south exposure.

The rooms are well designed and oriented.

Furthermore there are internal and external parking spaces available.

Type D is available at floors 1-2-3-4.



# TYPE E - 3-ROOMS

		sqm	PONDERING
	Apartment	81	100%
	Terrace	22	50%
Saleable area		92 sqm	
Parking		Available	

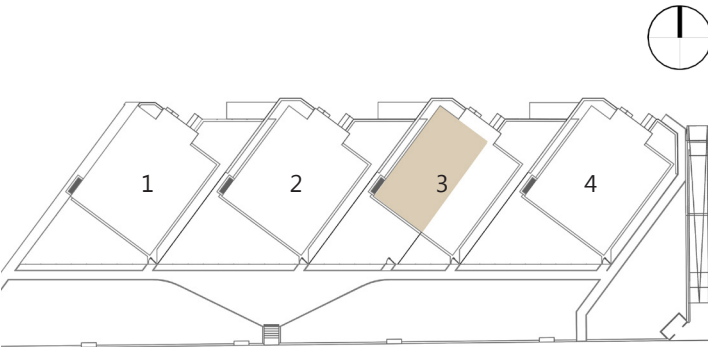
E type is very similar to D type.

As a matter of fact the apartment is divided into two bedrooms, one bathroom, a smallll laundry room and a large living room with an open kitchen. The living room is lighted with large windows that are open to the terrace with south exposure.

The rooms are well designd and oriented.

Furthermore there are internal and external parking spaces available.

Type E is available at floor 5.





## TYPE F - 5-ROOMS

		sqm	PONDERING
	Apartment	147	100%
	Terrace	35	50%

Saleable area	164 sqm
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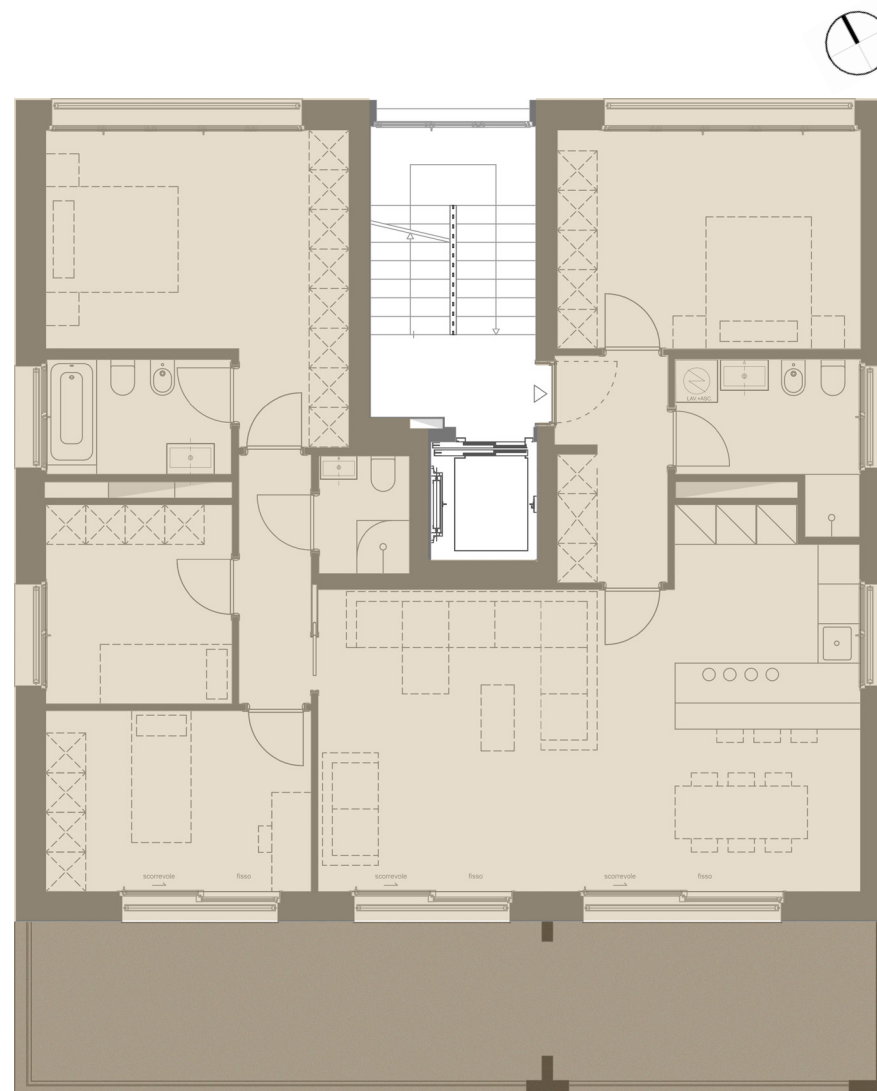
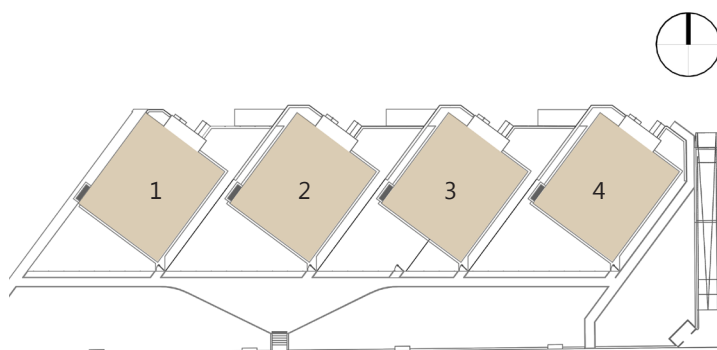
Parking	Available
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F type apartments are very large and their surface takes up the whole ground of the tower. They are located at the fifth floor and they have an amazing view and a very good light exposure.

The flats are designed for a large family. In fact, there are four bedrooms, two bathrooms, a laundry room and a living room very well enlightened with an open kitchen and a large terrace with south exposure.

Furthermore there are internal and external parking spaces available.

Type F is available at floor 5.



# TYPE G - 5-ROOMS

		sqm	PONDERING
	Apartment	147	100%
	Terrace	215	50%
Saleable area		254 sqm	
Parking		Available	

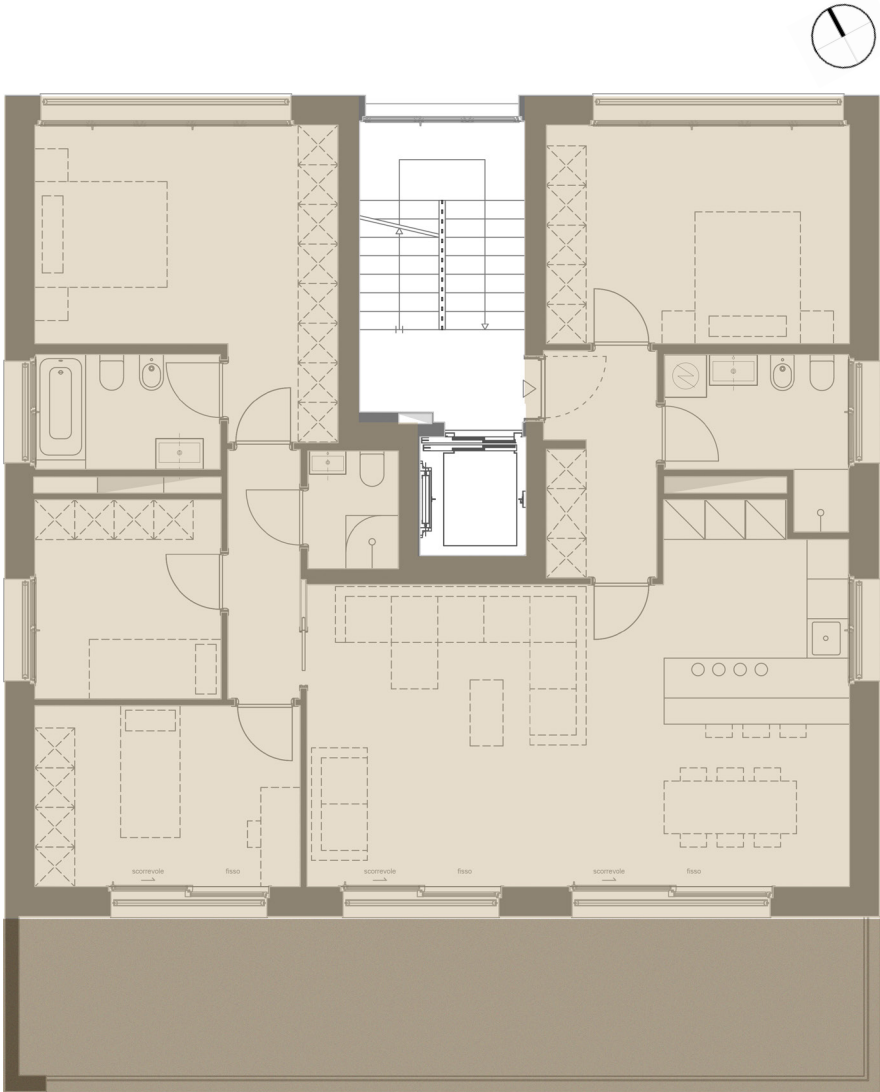
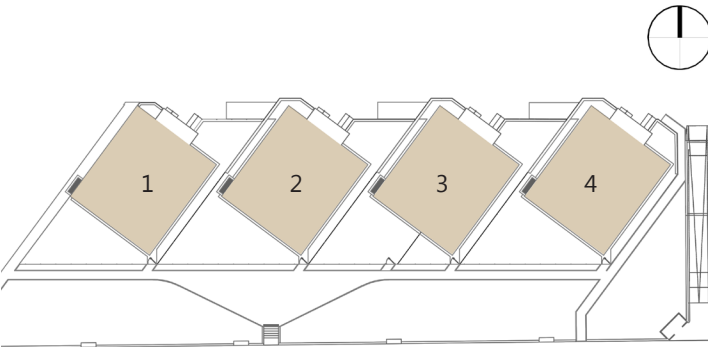
G type is the apartment at the top.

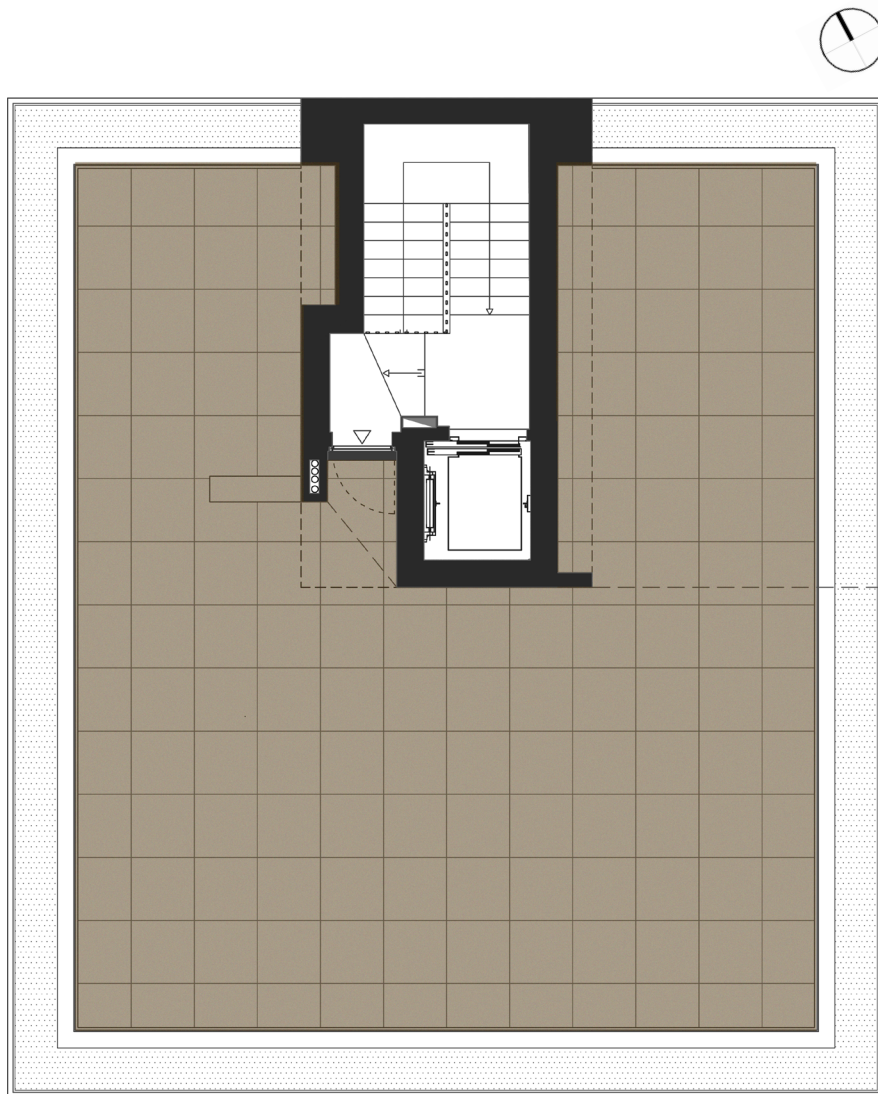
The surface covers the whole ground of the building, with a terrace that has south exposure at the sixth floor and a very large terrace on the rooftop with wonderful view.

The apartment is divided into four bedroom, two bathroom, a large living room with an open kitchen and a laudry room.

Furthermore there are internal and external parking spaces available.

Type G is available at floor 6.









## RESIDENZE 4 TORRI

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### CONTACT

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The images have only the intent to illustrate and they are not bound at the real materials and at the finishing of the buildings.