



RESIDENZE 4 TORRI

VIALE ALLA STAZIONE - GIUBIASCO

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DESCRIPTION OF THE PROJECT

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.

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 smq 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.



EXTERNAL FINISHING

WINDOWS

SLIDING PVC WINDOWS

Dimensions: depth of the frame 190 mm
depth of the door 70 mm

Color: white

Transmittance: $U=1,10$ W/sqmK

KNOCKER PVC WINDOWS

Dimensions: profile of the frame 86 mm

Color: white

Transmittance: $U=1,10$ W/sqmK

Mechanism: tilt-and-turn window of one of the two doors



PARAPETS OF THE TERRACES

Material: glass

Glass: 8+1,52 PVB+8 mm tempered and clear glass

Fixing: fixing like Ninfa 105 for the roof and Ninfa 170 for the terraces



FACADES

External finishing: coloured plaster
Details: different color line for every floor of the building



SHADING ELEMENTS

Type: motorized strip package
Color: dark brown color



INTERNAL FINISHING

COMMON AREAS

FLOORS

STAIRS AND CORRIDORS

Floor tiles: light grey

Skirting: light grey



PARAPET OF THE STAIRS

Material: metal

Color: dark brown color



DOORS OF TECHNICAL ROOMS AND CELLARS

Material: galvanized metal door

Company: Ninz

Model: Project

Accessories: standard

Color: ivory

Handle: black matt



PLASTER OF CELLARS AND GARAGES

Reinforced concrete not colored

Numbers of the parking in white color

WALLS FINISHING

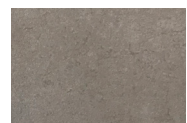
Plaster, white color

INTERNAL APARTAMENTS

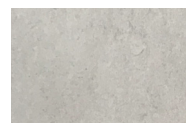
WALL AND FLOOR TILES OF THE APARTAMENTS

KITCHENS, LIVING ROOMS AND BEDROOMS

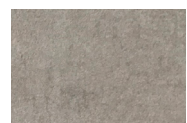
Type: enamelled gres
Colors: Taupe, Blanc, Gris, Anthracite
Dimensions: 60 x 60 cm
Skirting: white wood, 40x12 mm



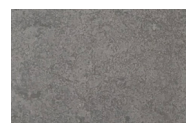
Taupe



Blanc



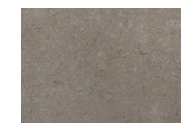
Gris



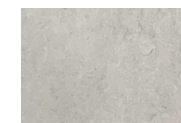
Anthracite

BATHROOMS - FOORS AND WALLS

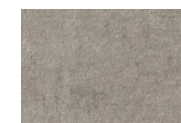
Type: enamelled gres
Colors: Taupe, Blanc, Gris, Anthracite
Dimensions: 30x60 cm
High of the wall tiles: 240 cm



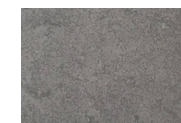
Taupe



Blanc



Gris



Anthracite

TERRACES

Floor tiles: floating floor

Color: Grey

Finishing: slip-resistant

Dimensions: 60x60 cm



SANITARY APPLIANCES AND FURNITURE



Ceramic WC and bidet
Azzurra serie Pratica



Washbasin Arblu
serie Dress



Tub Schmidlin
serie Norm Classic



Shower Arblu
serie Trendy



Mixer

Brand: Remer



Flush

Brand: Geberit

KITCHENS

- Doors: sand color
- Top and backsplash: grey stone
- Base: lacquered aluminium

DOMESTIC APPLIANCES

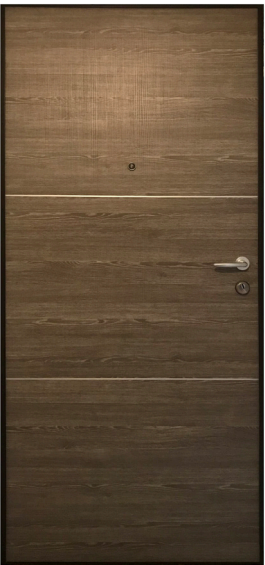
- Stove: induction hob with 4 points of cooking
- Cape: fumehood
- Oven: standard
- Refrigerator: built in
- Sink: stainless steel
- Dishwasher: included



EXTERNAL DOORS

ARMORED DOORS

- Type: El30 armored type, class 3 standard UNI EN 1670, one door
- Material: wood
- Model: Flak
- Frame: galvanised white
- Closure points: 9 with security lock
- Handle: type Makos
- Acoustic: noise abatement 45 db
- Peephole: 200° wide-angle
- Color: external Rovere Joplin, internal Scratchy White



INTERNAL DOORS

Frame: silver square
Hinges: Anuba
Finishing: Scratchy White matt
Handle: satiny Ghidoni



LIGHTING

EXTERNAL PARKS LIGHTING



POLES

Type:

Pixel

High:

550 cm

GARDENS AND PATHS LIGHTING



SMALL POLES

Company:

Francesconi

High:

60,6 cm

CELLARS LIGHTING



SQUARE LAMPS

Company:

Novalux

Dimension:

22,5 x 22,5 cm

STAIRS LIGHTING



ROUND LAMPS

Company:

Novalux

Dimension:

26,5 x 27,5 cm

TERRACES LIGHTING



SPOTLIGHTS

Type:

Swiveling

Dimension:

22,5 x 22,5 cm

GARAGES LIGHTING



NEON

Type: Interio

Dimension: 14,6 x 5,8 cm

ESCAPE ROUTES LIGHTING



BEACONS

Type: LED AT

Dimension: 22,7 x 13,4 cm

I INSTALLATIONS

ELEVATORS

Type:	electrical (type Köne)
Load capacity:	8 people, 630 Kg
Box:	steel sides, same floor of stairs, steel ceiling with light
Doors:	steel sliding doors
Floor:	light grey (the same of corridors)



ELECTRICAL INSTALLATIONS

One breaker box with independent circuit breaker

KITCHEN

Oven, induction hob stove, fumehood cape, refrigerator, dishwasher, triple electrical outpoint for small domestic appliance, one ceiling light point

LIVING ROOM

Ceiling light points, electrical outpoint, TV, telephone

BEDROOMS

One ceiling light point, electrical outpoint. TV: complete installations for twin rooms, preparation of the installations for single rooms. Telephone: complete installations for twin rooms, preparation of the installations for single rooms

BATHROOMS WITHOUT WINDOWS

One ceiling light point, one wall light point (for the mirror), electrical outpoint

HALL AND WARDROBE

Ceiling light points, electrical outpoint, video entryphone

BEDROOMS CORRIDOR

Ceiling light points, electrical outpoint

TERRACES

One ceiling light point, electrical outpoint

LAUNDRIES

Electrical outpoint for washer and dryer, standard neon, electrical outpoint

TECNICAL ROOM

Standard neon, electrical outpoint

CELLARS CORRIDOR

Standard neon, electrical outpoint

GARAGES

Standard neon with motion lights, electrical outpoint

DEPOSIT/SAFE AREA

Standard neon, electrical outpoint.

TT OUTPOINT

Phone outpoint connected to the principal breaker box of the building

TV

Connection with principal distributor

HEATING SYSTEMS

Under floor gas heating, with the possibility to regulate every rooms

Metanord city system

VENTILATION SYSTEMS

KITCHEN

Fumehood kitchen

BATHROOMS

Mechanical ventilation for every bathroom without windows

SANITARY FACILITIES

Plastic exhaust pipes

Floor silencer

Plastic rain pipes with noise isolation

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

You have to consider the materials represented here just like an example.

The products shall be replaced with some similar products with same quality.

Natural materials, like wood, ceramic tiles or natural stone, could have some color and appearance irregularities.

The lights of the internal flats and the furniture are not included in the total price.

Extra works are not included in the total price.

Every variation and every customer's request shall be checked and approved.



RESIDENZE 4 TORRI

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