

# RESIDENZA LAURA

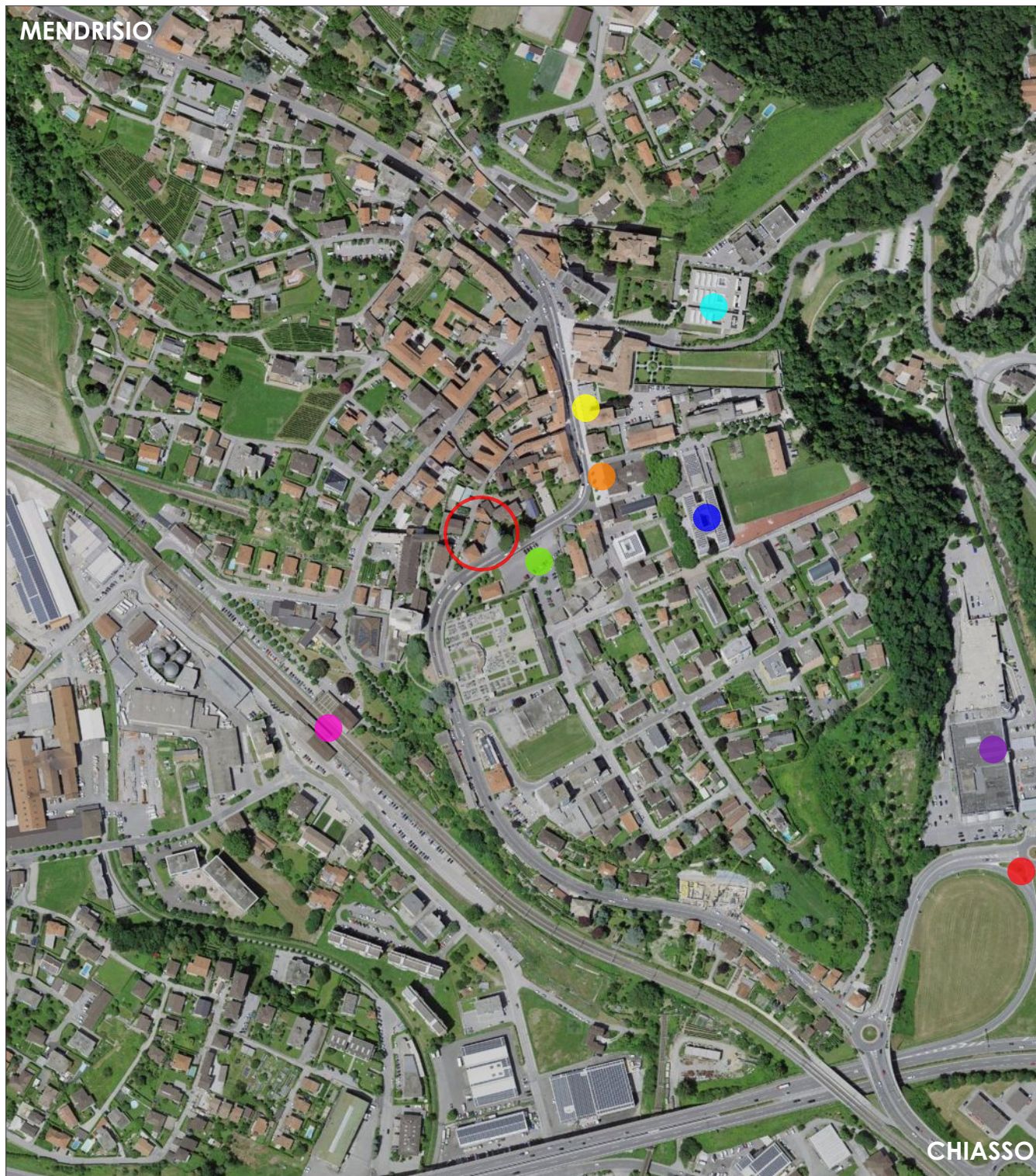


23.12.2021



## LUOGHI DI INTERESSE

	Fermata Autobus	1 min - 170 m	
	Parcheggi	1 min - 30 m	
	Stazione	5 min - 700 m 5 min - 3 km	 
	Scuole elementari Scuole medie	2 min - 120 m 1 min - 120 m	 
	Asilo	4 min - 200 m 2 min - 200 m	 
	Piazza e municipio	1 min - 130 m	
	Centri Commerciali	14 min - 900 m 3 min - 1.1 km	 
	Snodo autostradale Chiasso - Lugano	3 min - 1 km	
	Chiasso	4 min - 2 km	
	Mendrisio	8 min - 5 km	



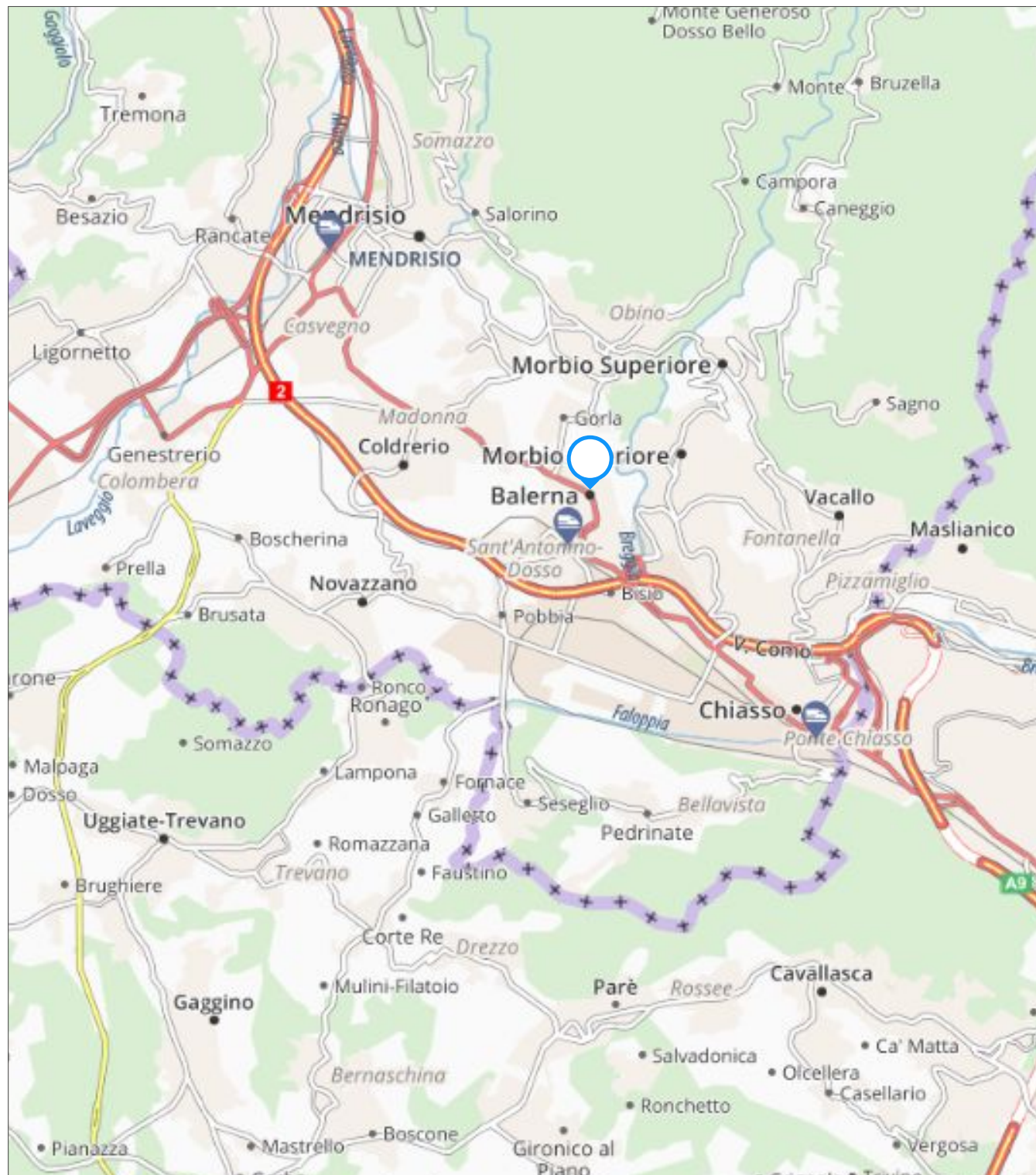


## MAPPA

L'area si trova in una posizione centrale e servita da tutte le comodità.

A pochi passi possiamo trovare la fermata dell'autobus, un ampio parcheggio, la stazione, le scuole elementari, medie e l'asilo.

A pochi chilometri in direzione sud, troviamo i centri commerciali (Centro Breggia e Serfontana), mentre in direzione nord, proseguendo verso Mendrisio, raggiungiamo in breve tempo il Fox Town





# PIANTA GENERALE

## ● Blocco A

3P - attico 4.5 locali con terrazza

2P - app. 4.5 locali con veranda

1P - app. 4.5 locali con terrazza

PT - Uffici

PS - stenditoio/ lavanderia/ L.T.

## ● Blocco B

PT - app. 2 locali con terrazza

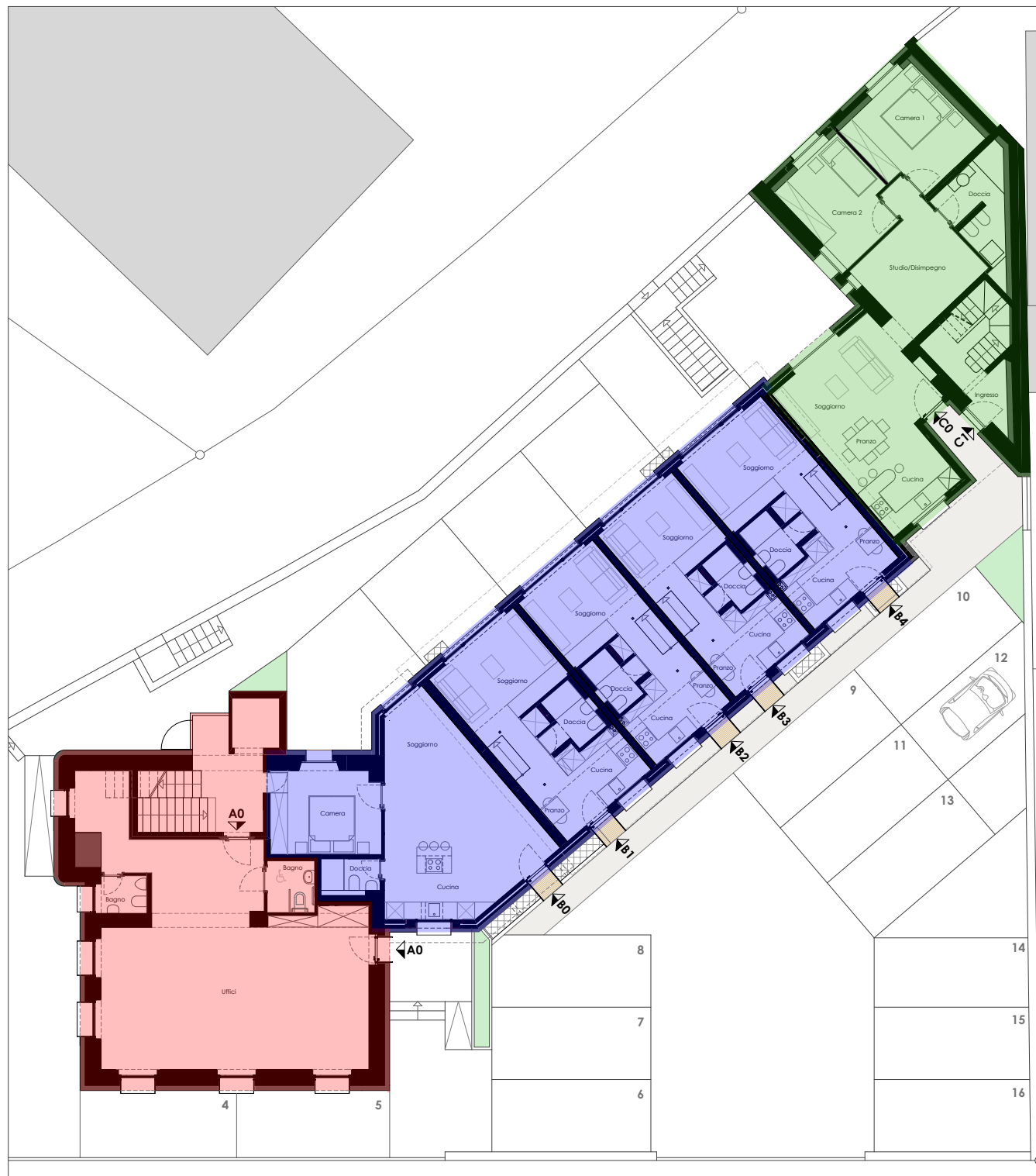
PT/1P - 4 app. duplex con terrazza

PS - cantine Blocco A-B-C + magazzino

## ● Blocco C

1P - app. 3 locali con terrazza

PT - app. 3.5 locali con terrazza





## SISTEMAZIONE ESTERNA

L'area è suddivisa in 3 blocchi:

Blocco A composto da un piano uffici e 3 piani di appartamenti,

Blocco B composto da 5 appartamenti sviluppati orizzontalmente.

Blocco C composto da due appartamenti.

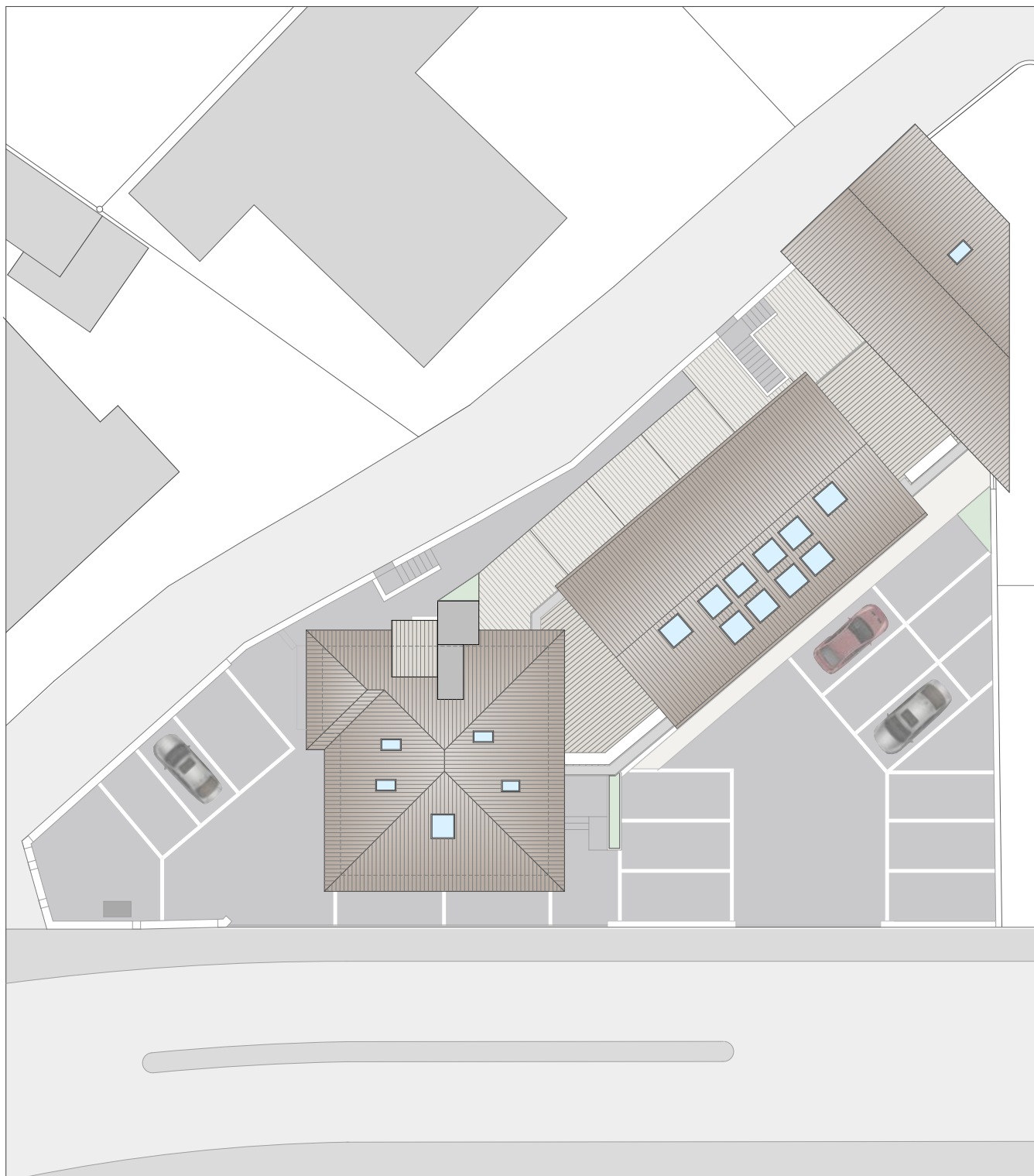
L'area dispone di 16 posti auto esterni, un parcheggio disabili e un parcheggio bici/moto.

Le cantine di tutti gli appartamenti sono situate al PC del Blocco B.

Gli appartamenti al 3°P e al 1°P del blocco A dispongono di una terrazza esterna, mentre l'appartamento al 2°P dispone di una veranda.

I blocchi B e C dispongono anche di una terrazza esterna per ogni appartamento, che si affaccia su via Pusterla, l'area più tranquilla e riservata del sito.

Al blocco A viene aggiunto un ascensore che permette di raggiungere tutti i piani comodamente.





# BLOCCO A - 3P - App.A3

4.5 locali

0. Scale

1. Cucina/ Pranzo - Soggiorno

2. Camera 1

3. Camera 2

4. Camera 3

5. Bagno

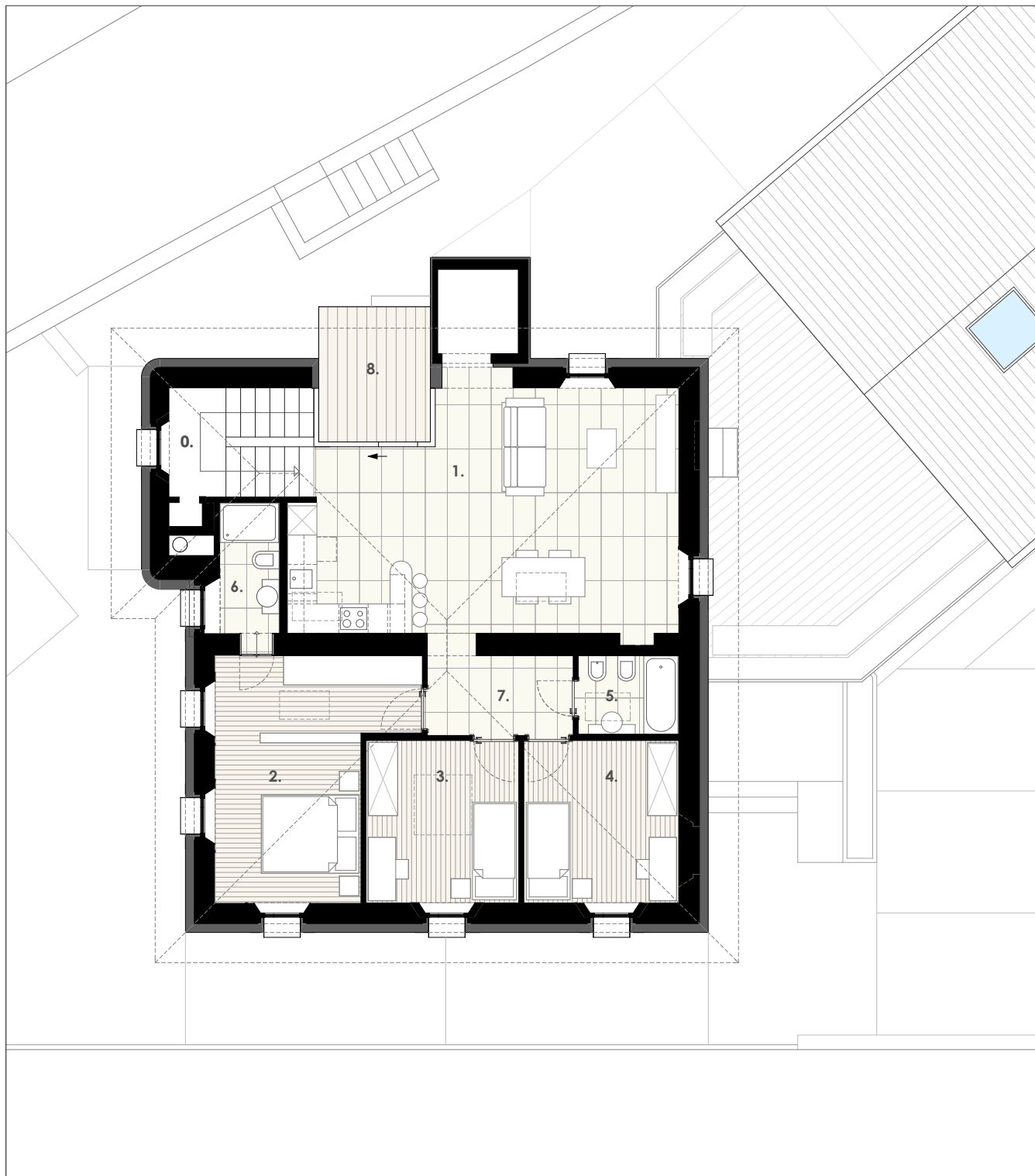
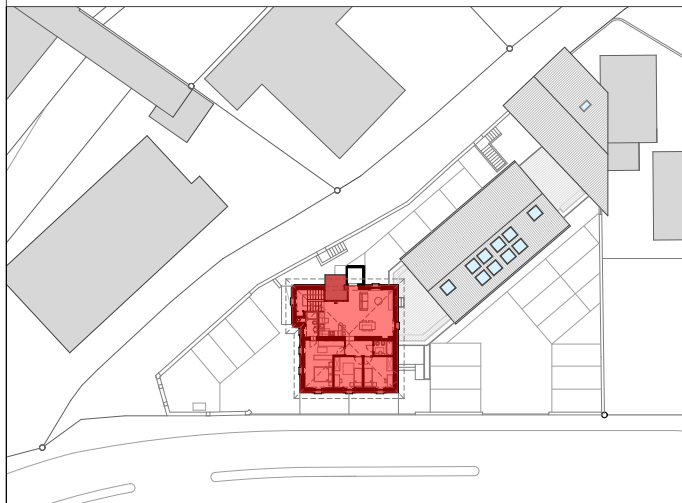
6. Doccia

7. Disimpegno

M<sup>2</sup> Totali

127.52 m2

8. Terrazza





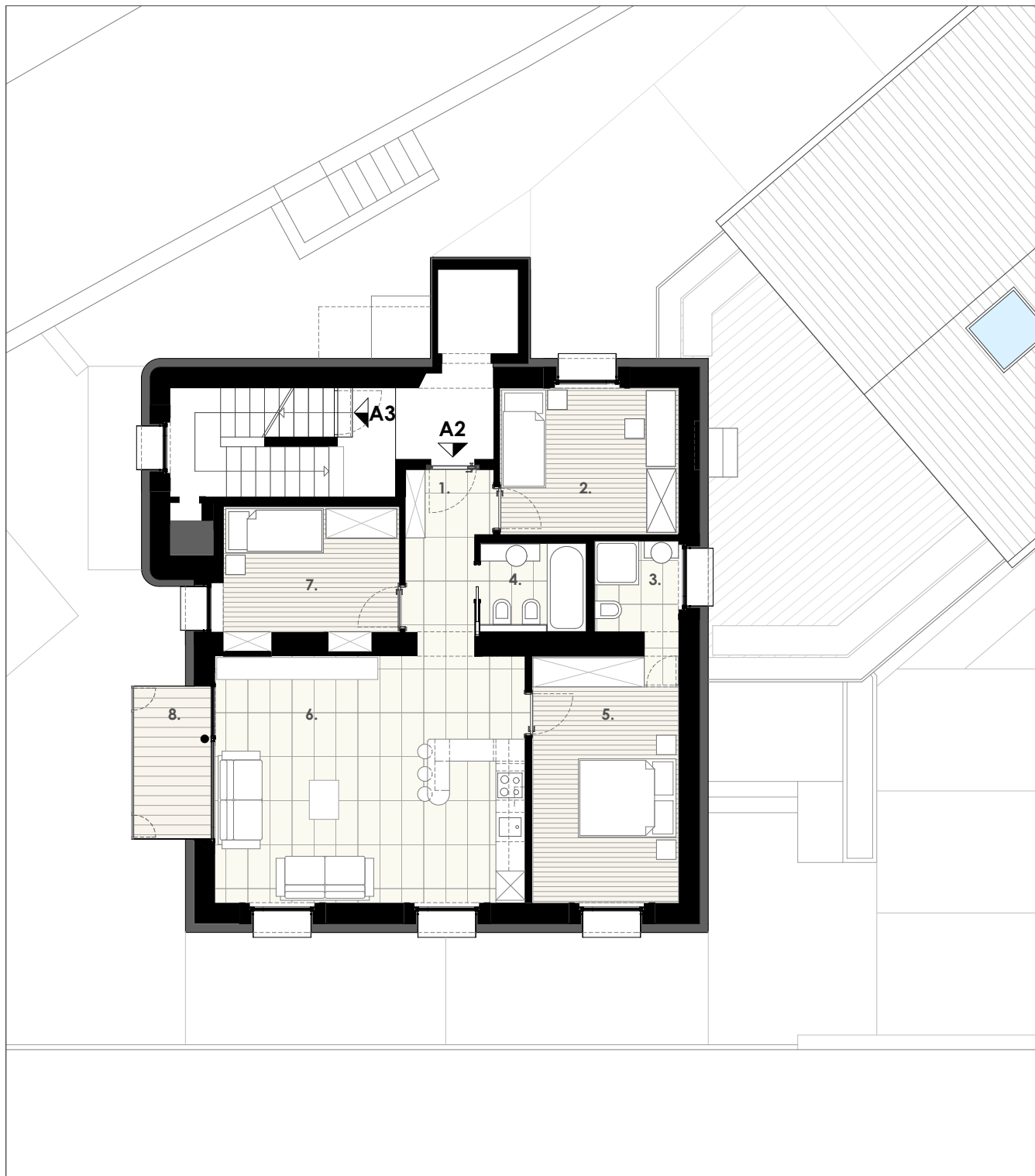
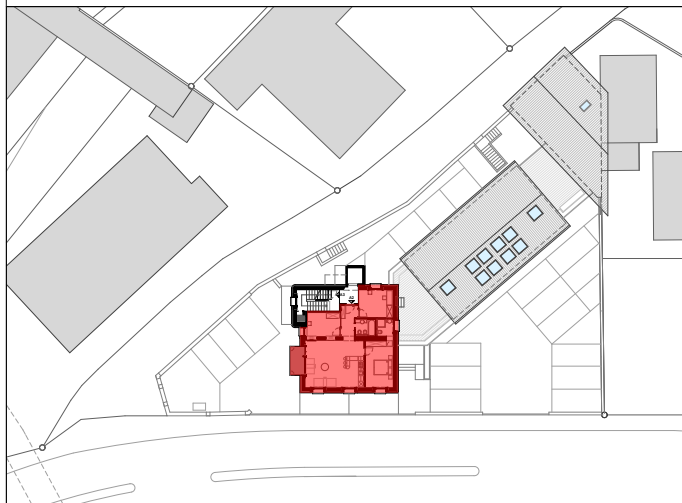
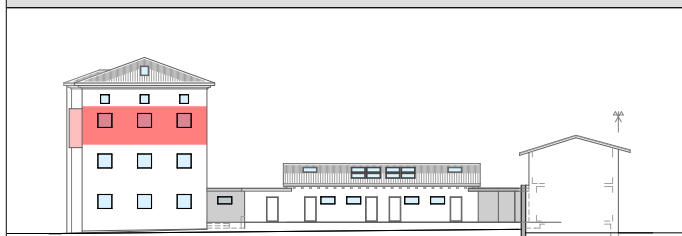
# BLOCCO A - 2P - App.A2

4.5 locali

1. Ingresso
2. Camera 2
3. Doccia
4. Bagno
5. Camera 3
6. Cucina/ soggiorno/ pranzo
7. Camera 1
8. Veranda

M<sup>2</sup> Totali

106.23 m2



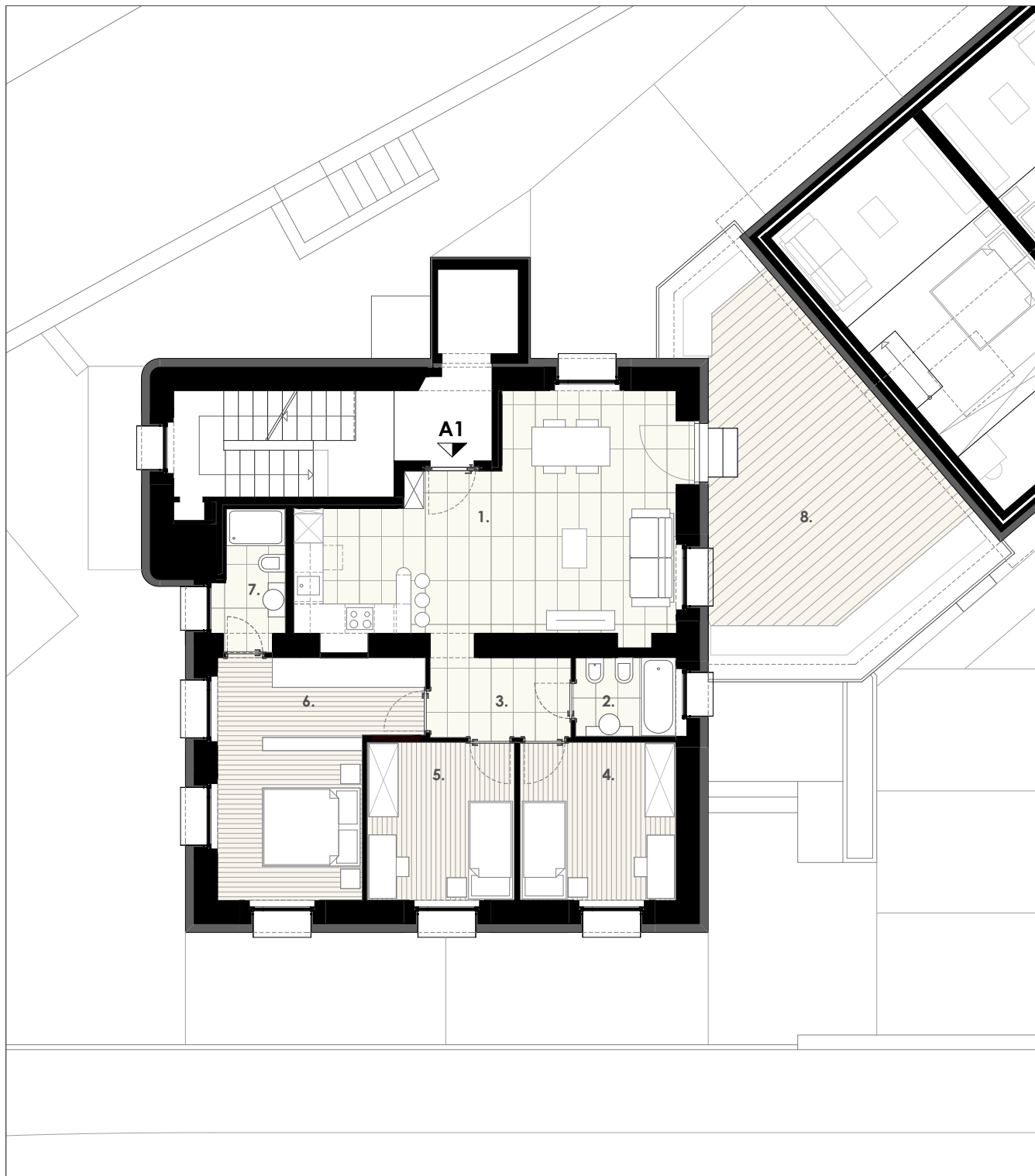
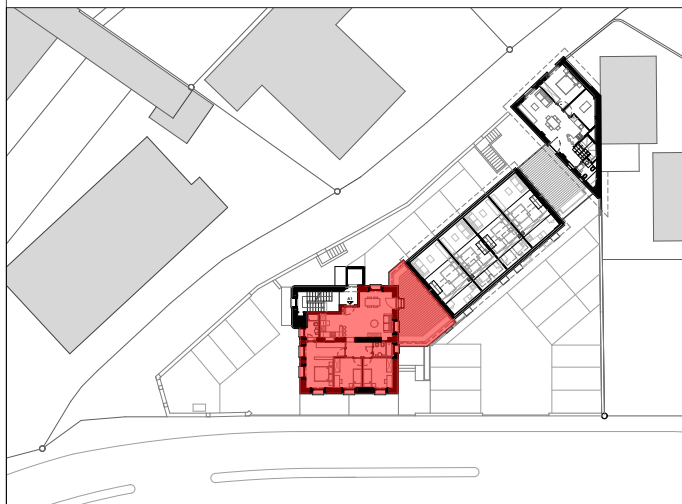
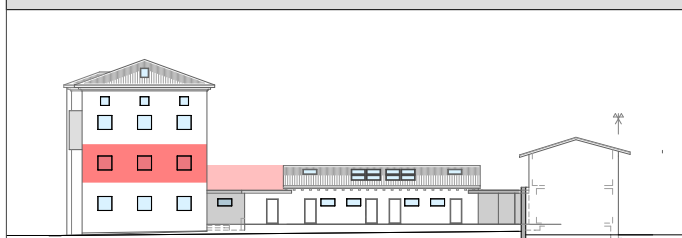
# BLOCCO A - 1P - App.A1

4.5 locali

1. Cucina/ soggiorno/ pranzo
2. Bagno
3. Disimpegno
4. Camera 1
5. Camera 2
6. Camera 3
7. Doccia

M<sup>2</sup>Totali.  
Terrazza

107.64 m2



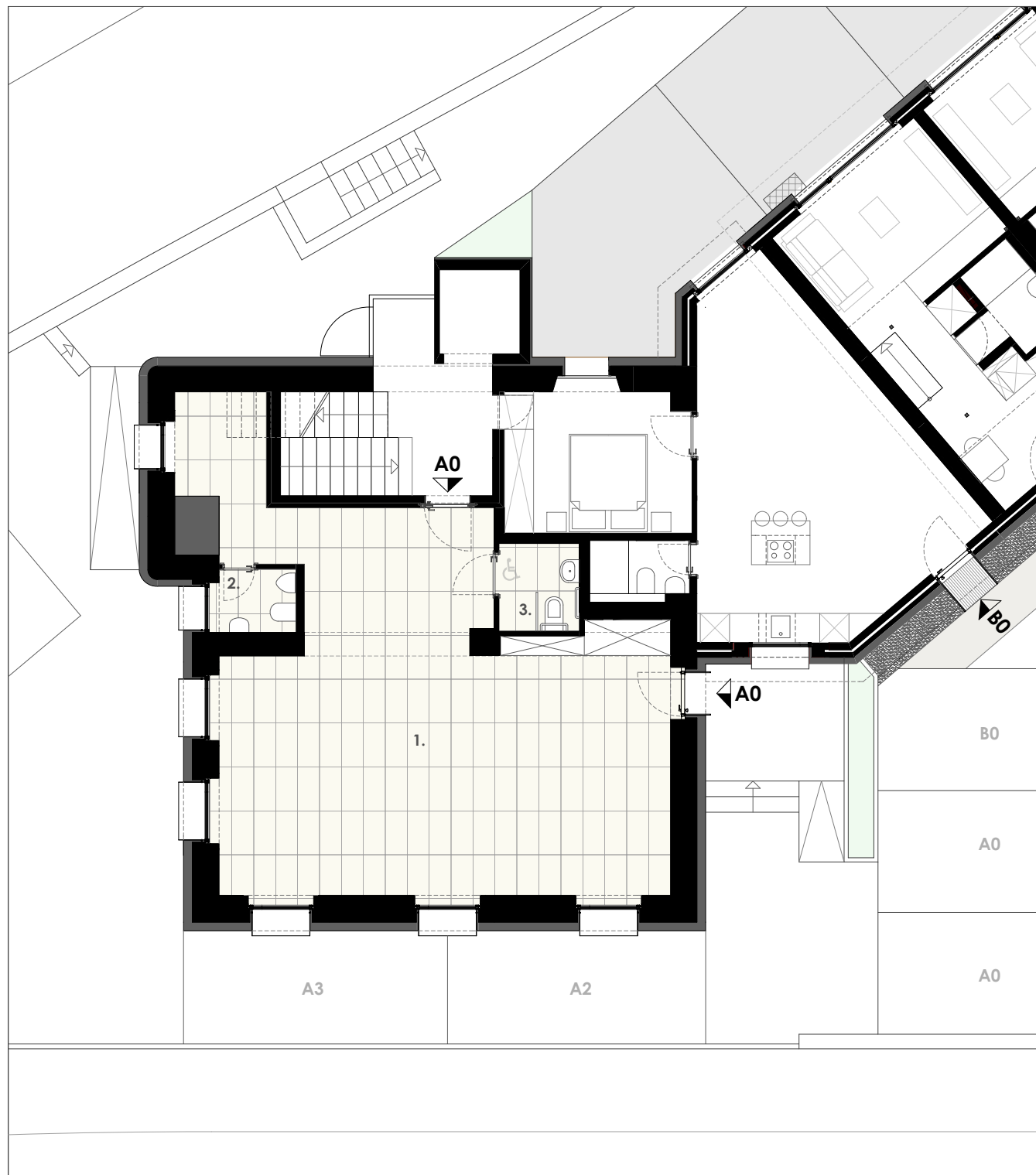
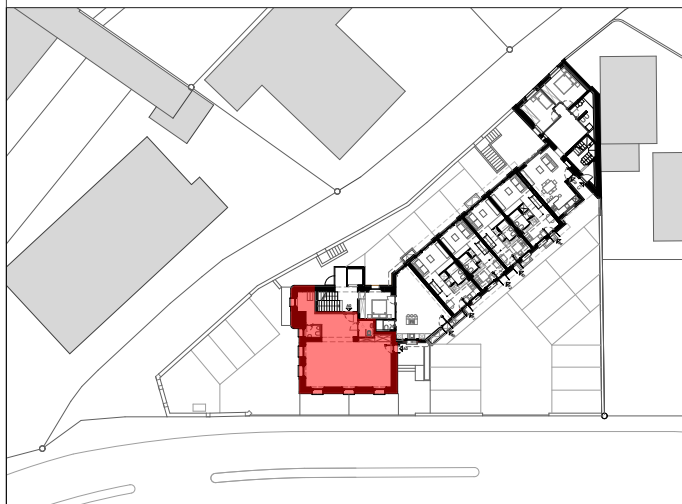
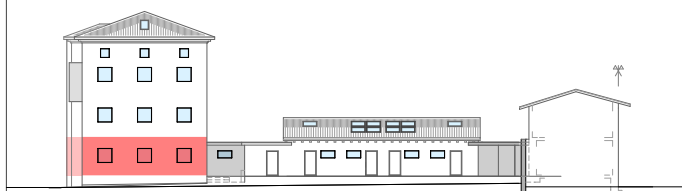


# BLOCCO A - PT - Uff.A0

- 1. Uffici
- 2. WC uomini
- 3. WC disabili

M<sup>2</sup> Totali

94.22 m2



# BLOCCO B - PT - App.B0

2 locali

1. Cucina/ soggiorno/ pranzo

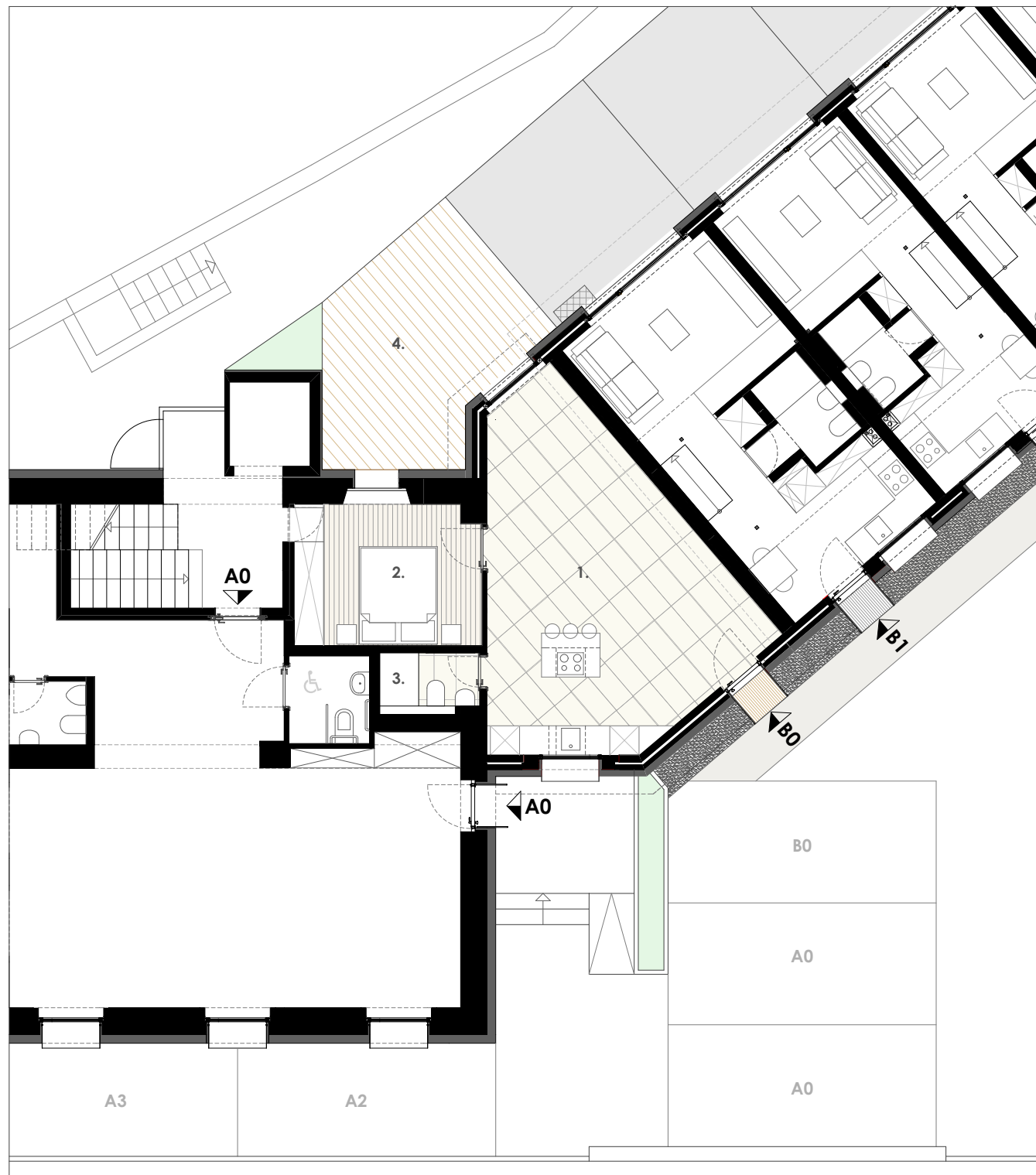
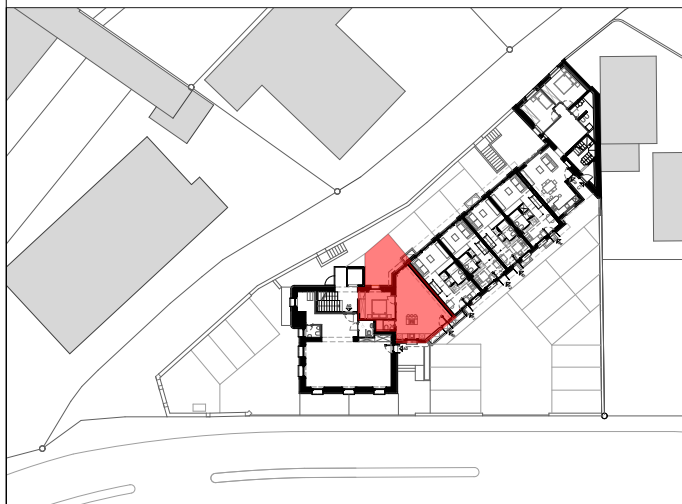
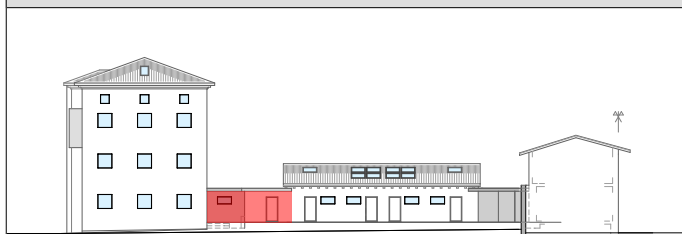
2. Camera

3. Doccia

M<sup>2</sup> Totali

57.79 m2

4. Terrazza





# BLOCCO B - PT - App.B1

2.5 locali

1. Cucina/ soggiorno/ pranzo

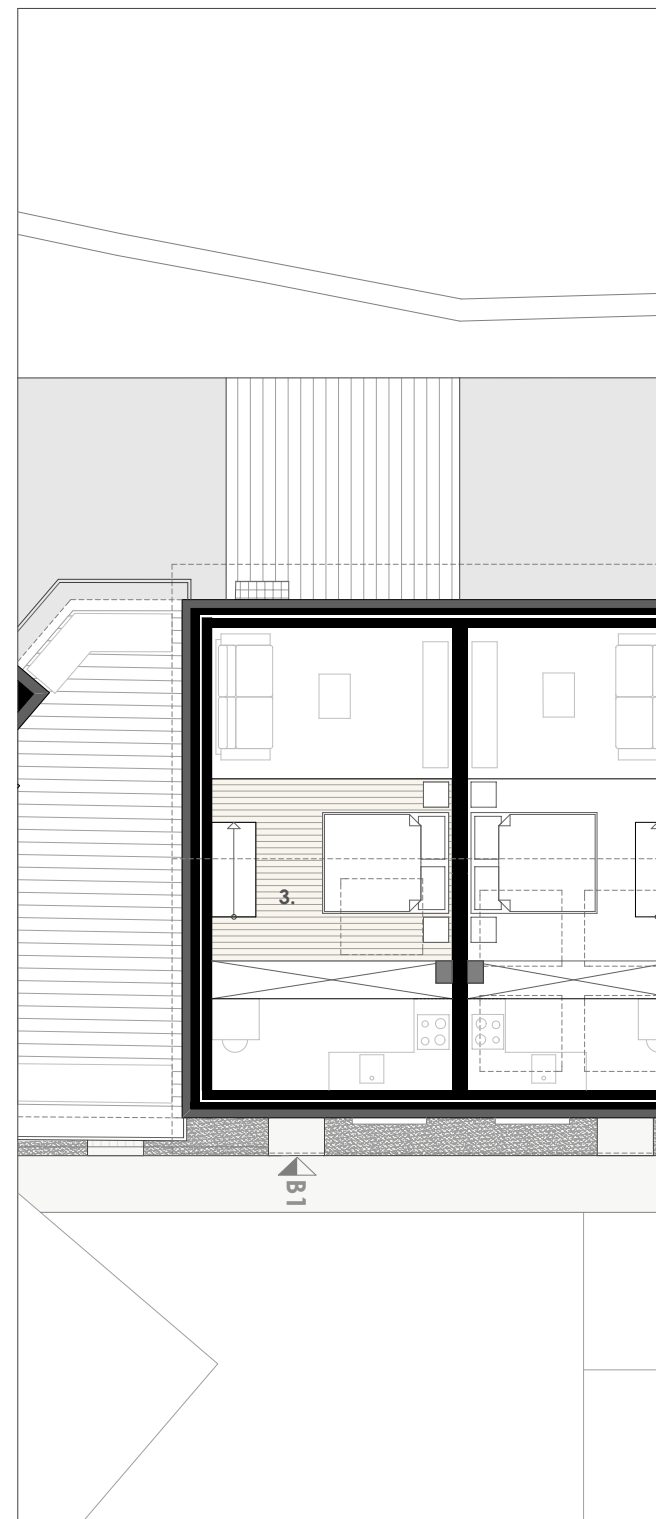
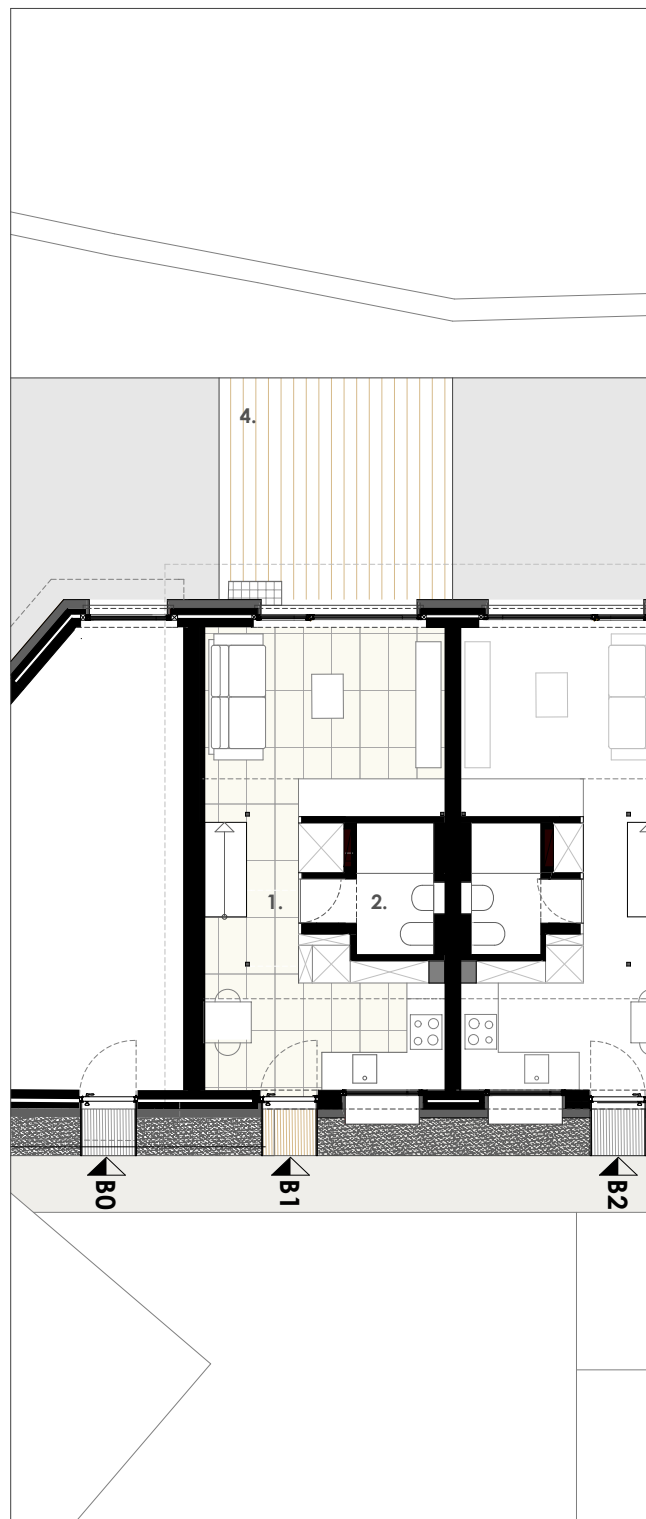
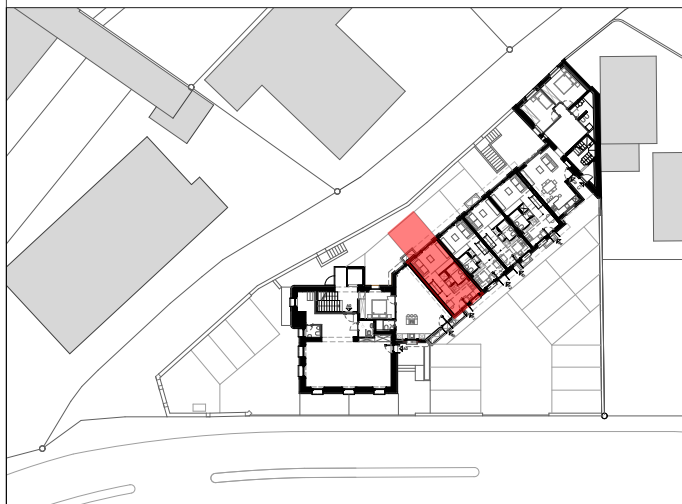
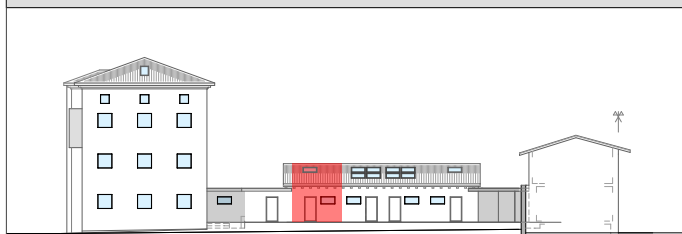
2. Doccia

3. Camera

M<sup>2</sup> Totali

48.05 m<sup>2</sup>

4. Terrazza



# BLOCCO B - PT - App.B2

2.5 locali

1. Cucina/ soggiorno/ pranzo

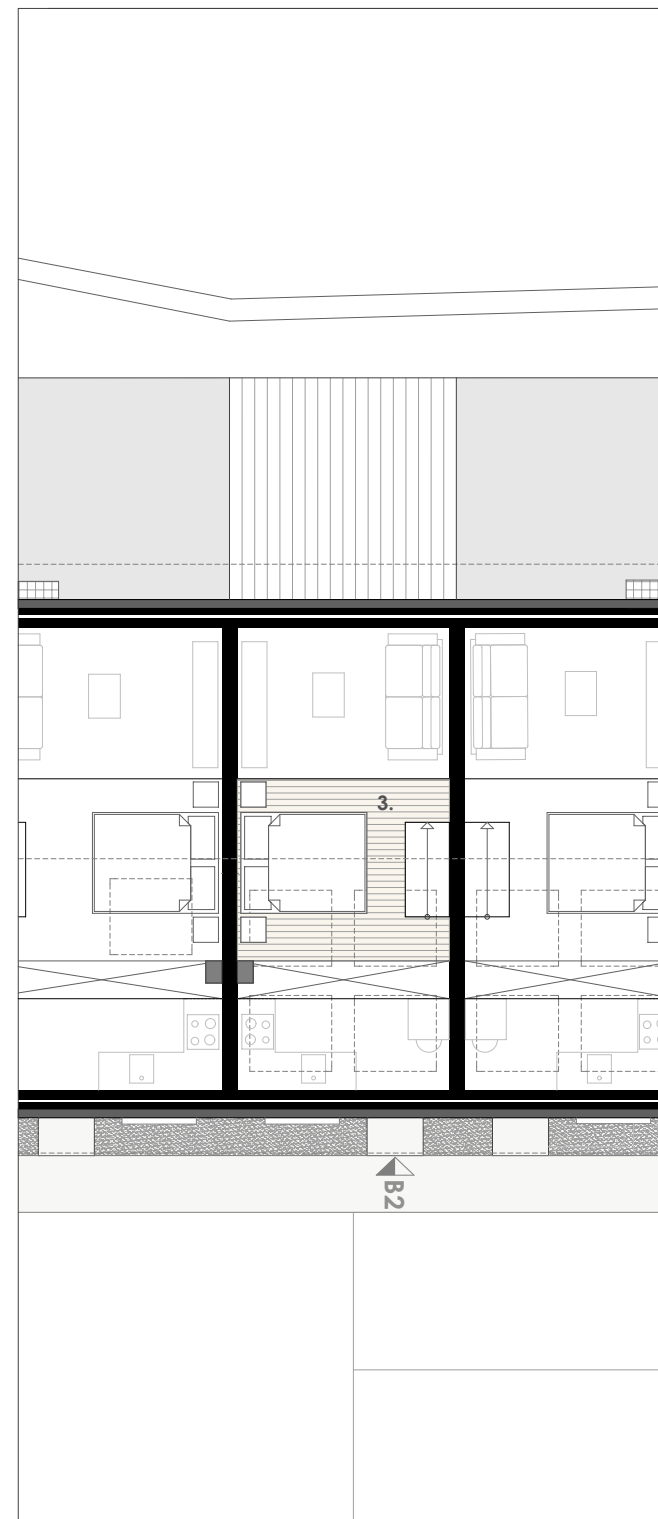
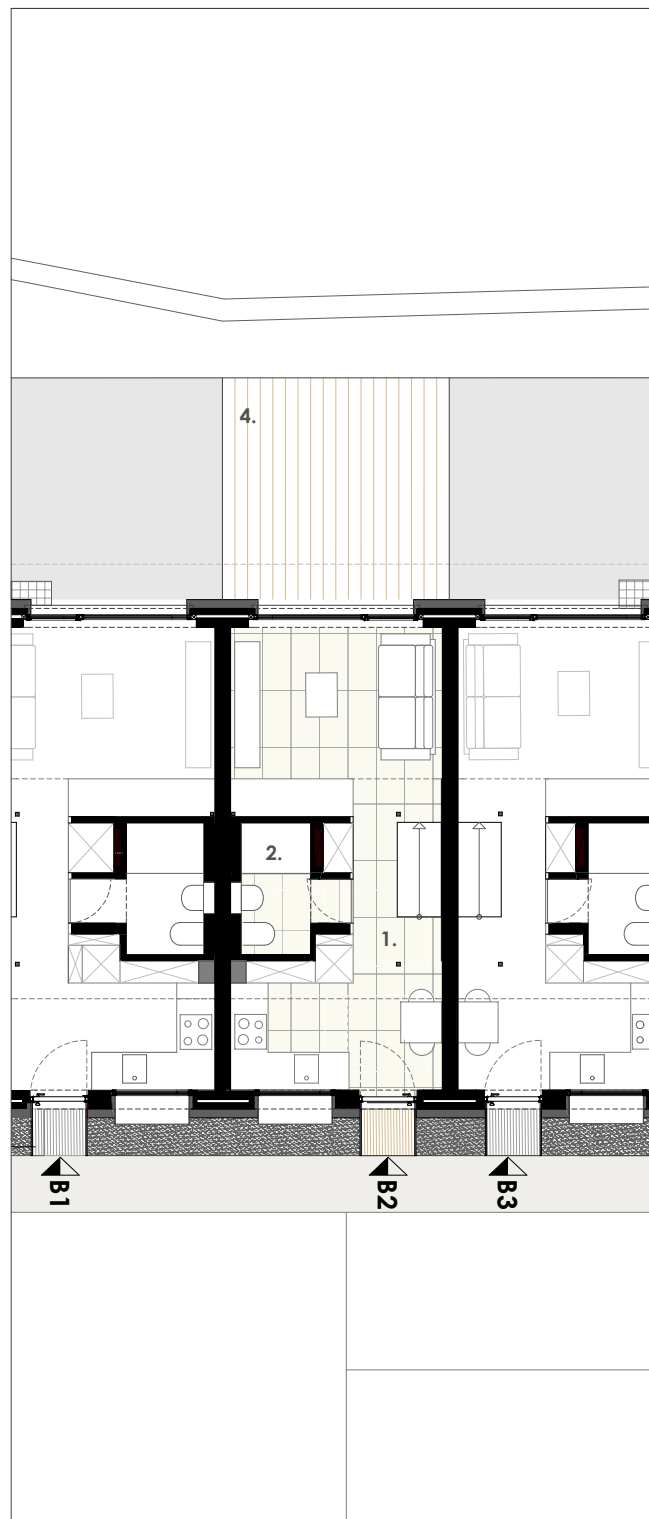
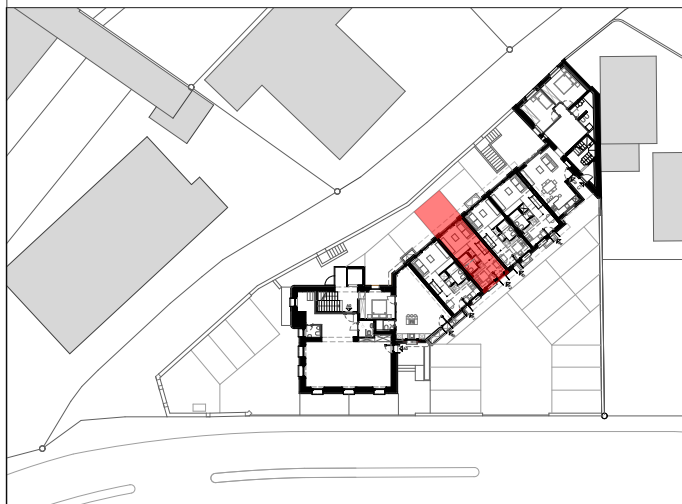
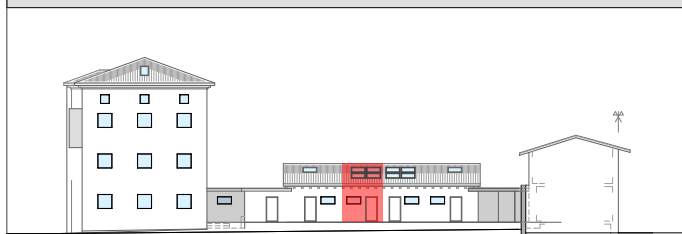
2. Doccia

3. Camera

M<sup>2</sup> Totali

42.33 m<sup>2</sup>

4. Terrazza





# BLOCCO B - PT - App.B3

2.5 locali

1. Cucina/ soggiorno/ pranzo

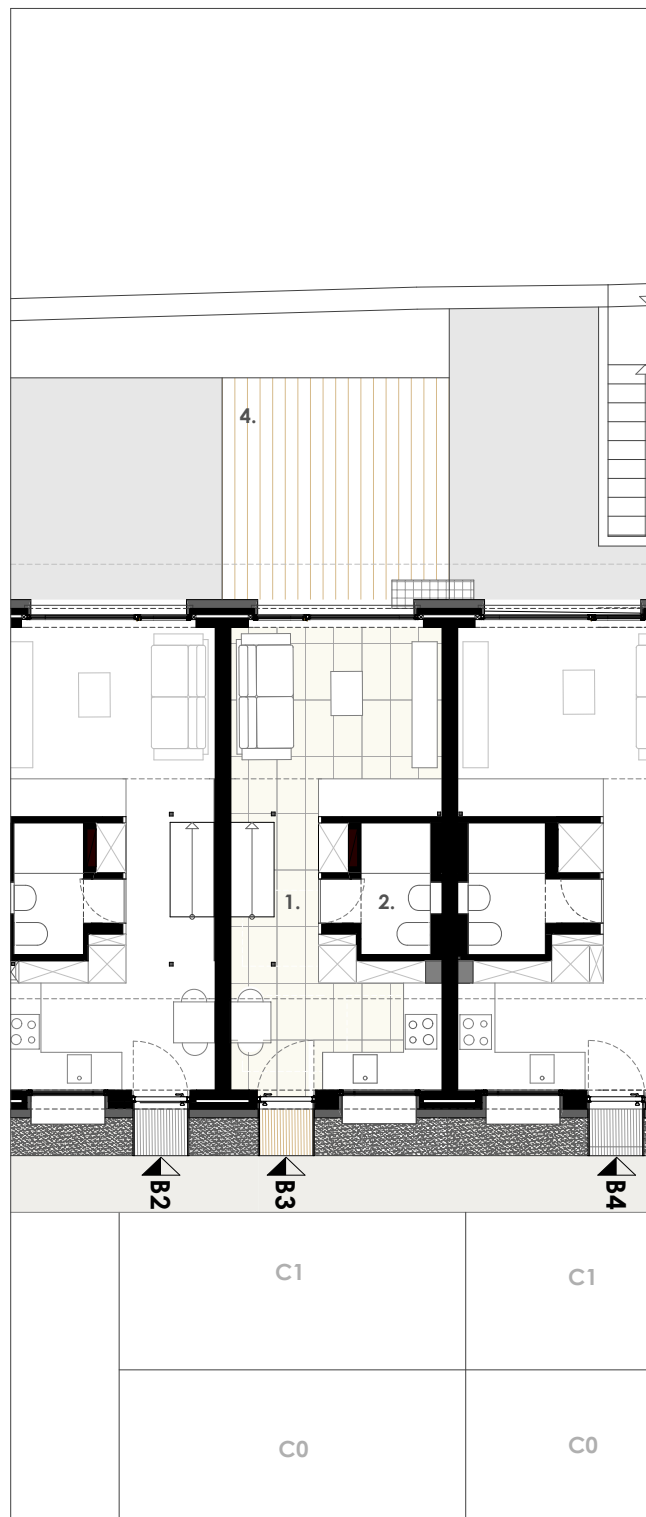
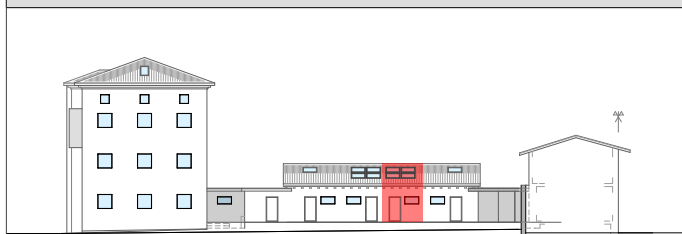
2. Doccia

3. Camera

M<sup>2</sup> Totali

42.18 m2

4. Terrazza



# BLOCCO B - PT - App. B4

2.5 locali

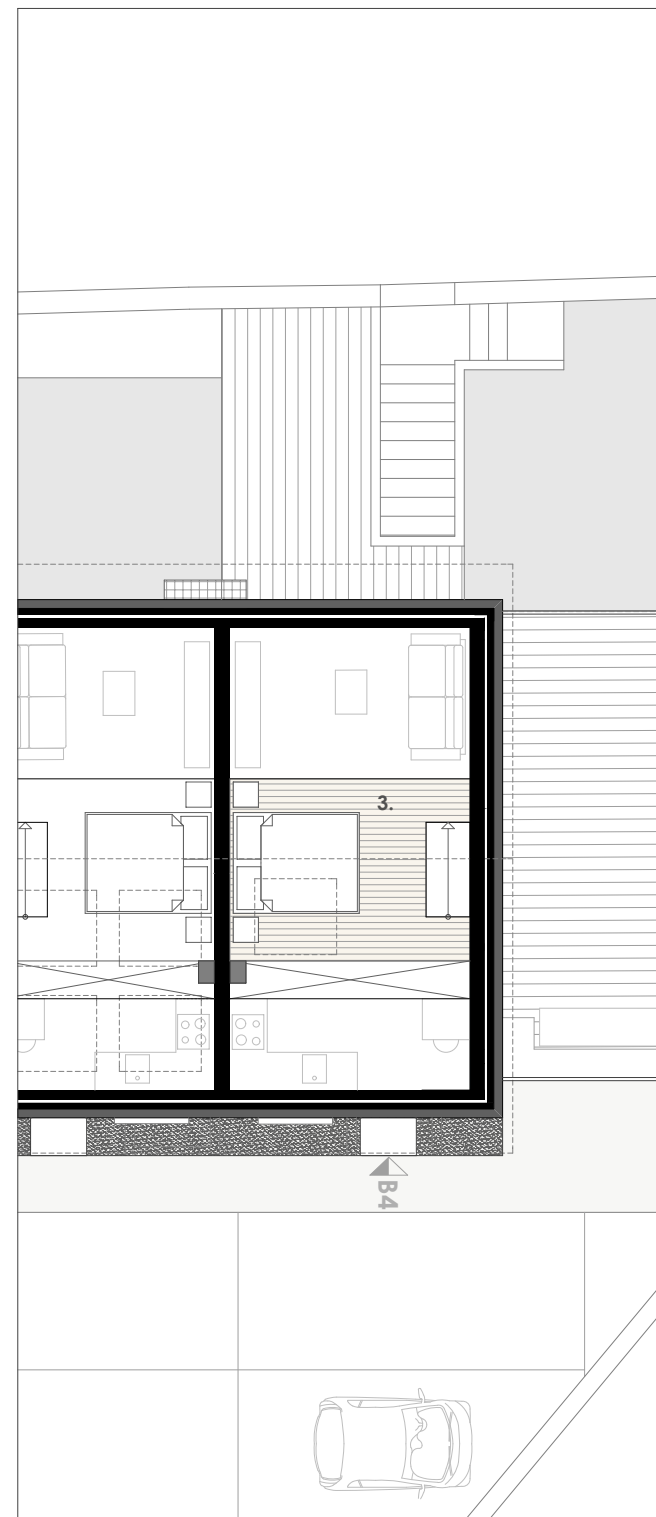
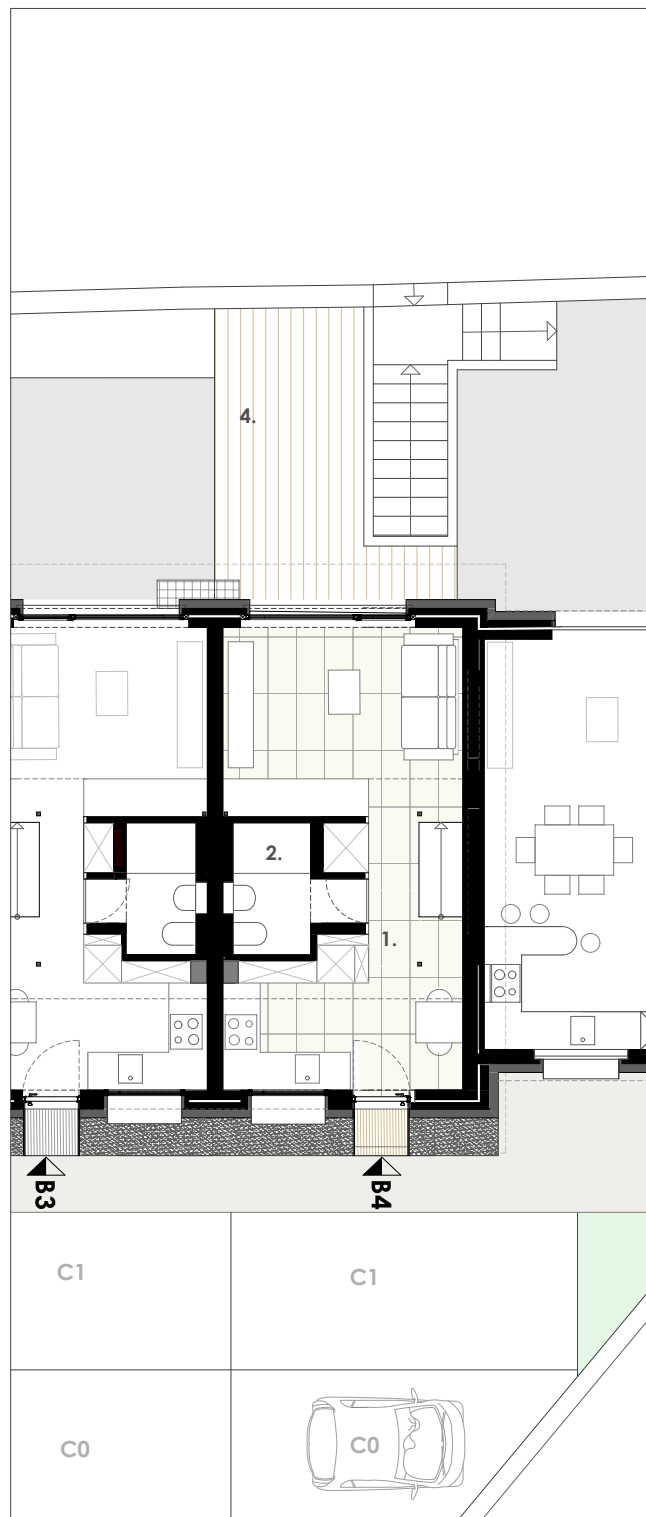
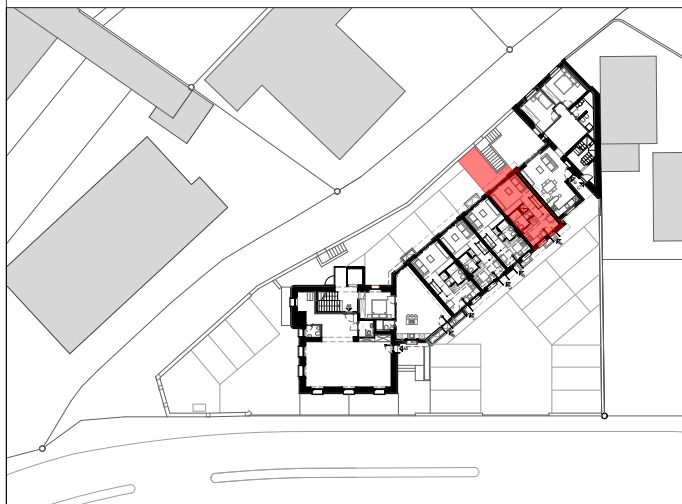
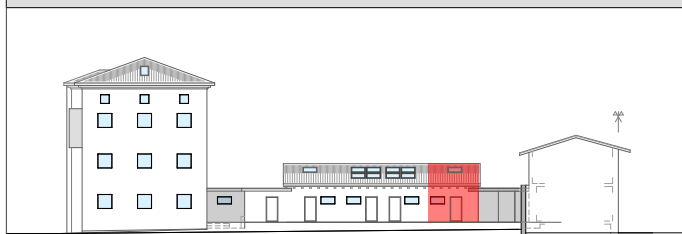
1. Cucina/ soggiorno/ pranzo

2. Doccia

3. Camera

M<sup>2</sup> Totali 48.95 m2

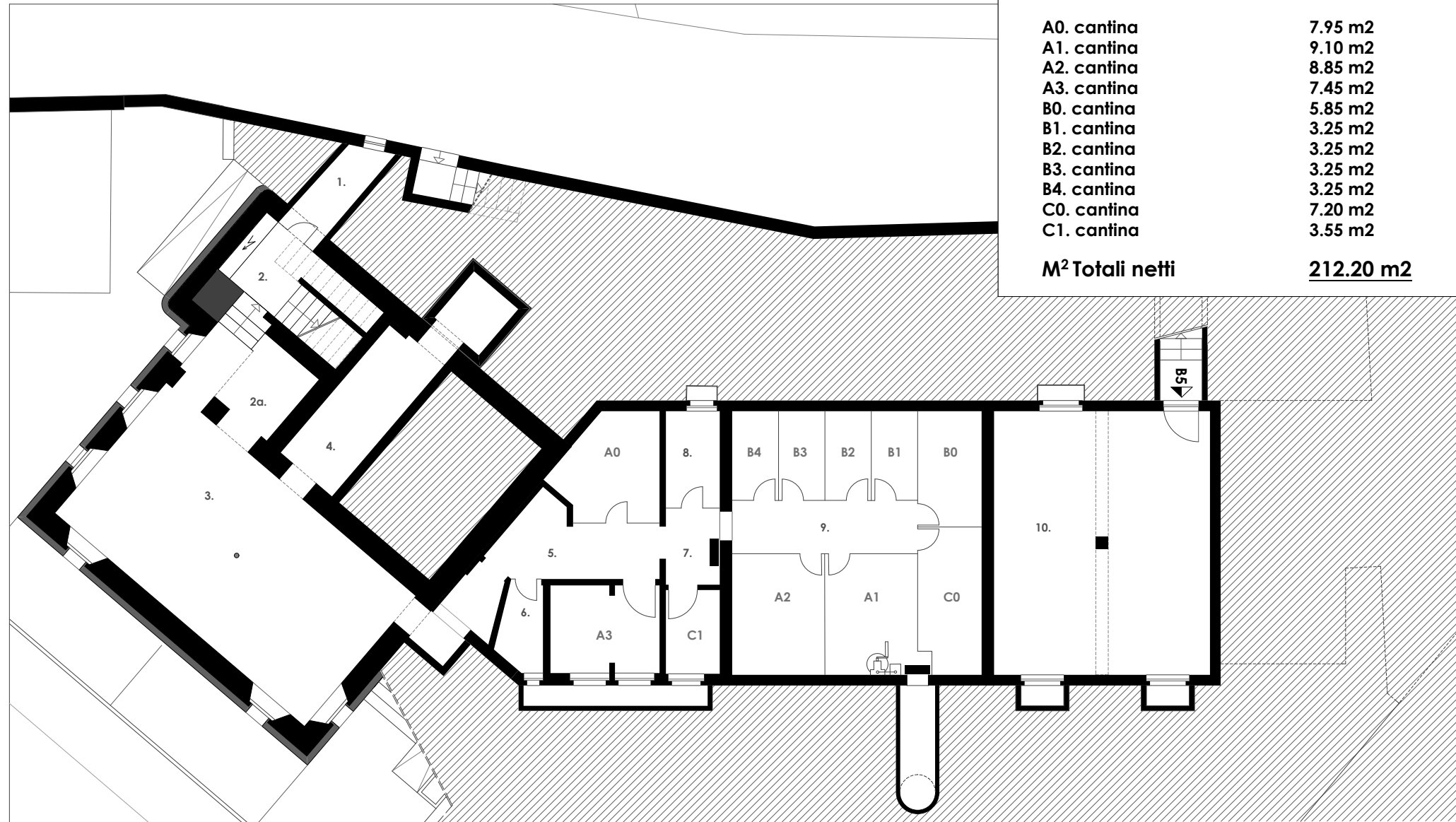
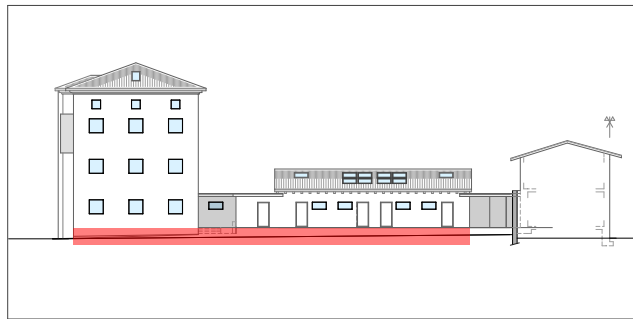
4. Terrazza





# BLOCCO A e B - PC

Lavanderie/ LT/ cantine/ magazzino



1. Ripostiglio	4.00 m2
2. Scale	5.20 m2
2a. Locale tecnico	5.10 m2
3. Stenditoio/ lavanderia	48.46 m2
4. Disimpegno lift	10.30 m2
5. Atrio	12.70 m2
6. Ripostiglio	2.90 m2
7. Atrio cantine 1	3.55 m2
8. Deposito	4.10 m2
9. Atrio cantine 2	8.10 m2
10. Magazzino	44.85 m2

A0. cantina	7.95 m2
A1. cantina	9.10 m2
A2. cantina	8.85 m2
A3. cantina	7.45 m2
B0. cantina	5.85 m2
B1. cantina	3.25 m2
B2. cantina	3.25 m2
B3. cantina	3.25 m2
B4. cantina	3.25 m2
C0. cantina	7.20 m2
C1. cantina	3.55 m2

**M<sup>2</sup> Totali netti** **212.20 m2**

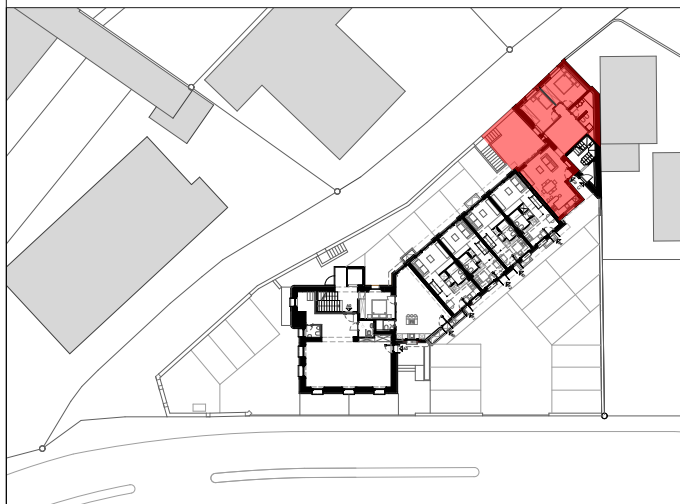
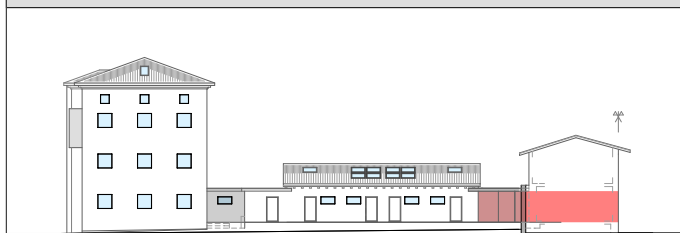
# BLOCCO C - PT - App.C0

3.5 locali

- 1. Cucina/ soggiorno/ pranzo
- 2. Cucina
- 3. Studio
- 4. Doccia
- 5. Camera 1
- 6. Camera 2

M<sup>2</sup>Totali 91.40 m<sup>2</sup>

7. Terrazza



# BLOCCO C - 1P - App.C1

3 locali

0. Ingresso PT

1. Cucina/ soggiorno/ pranzo

2. Camera

3. Studio

4. Doccia

5. Atrio

6. Lavanderia

M<sup>2</sup> Totali

96.37 m<sup>2</sup>

7. Terrazza

