

# Fact sheet

## Ticino



### House size

Dimensions	43.60 x 16.75 m
Living area ground floor	218 m <sup>2</sup>
Living area second floor	154 m <sup>2</sup>
Total living area	372 m <sup>2</sup>

### Façade

Timber cladding "Rondo"

### Roof

Flat roof

### Heating and ventilation

- Water source heat pump, solar panels

### Architecture and special features

- Ensemble of three buildings: main house, guest house and private spa
- Generous windows with Venetian blinds
- Landscaped gardens with magnificent terraces and box seats
- Private spa area with luxurious swimming pool, sauna and steam room
- Premium quality interiors

### Standard specification

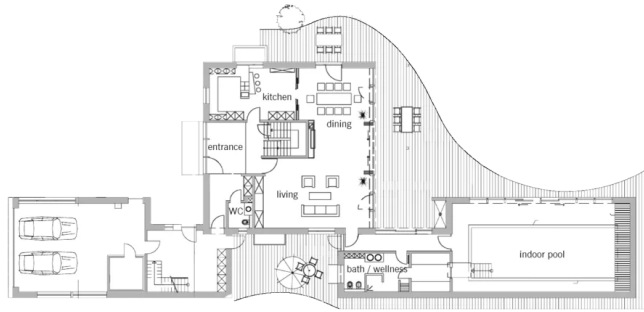
- Triple-glazed timber and aluminium windows, fitted in the factory without PU foam
- Holistic health concept with outstanding indoor air quality
- Effective Xund-E electrosmog protection and shielded electrical installations
- Superior-quality, environmentally friendly interior furnishings (incl. interior paints, floor adhesives, etc.)
- HOIZ natural, organic insulation made from wood shavings — developed in-house, certified by natureplus and IBN



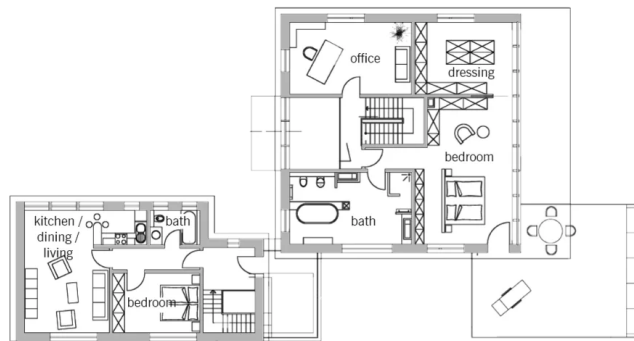
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# Floor plans Ticino

Ground Floor



First Floor



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