# Fact sheet Ticino



#### House size

Dimensions  $43.60 \times 16.75 \text{ m}$ Living area ground floor  $218 \text{ m}^2$ Living area second floor  $154 \text{ m}^2$ Total living area  $372 \text{ m}^2$ 

#### 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

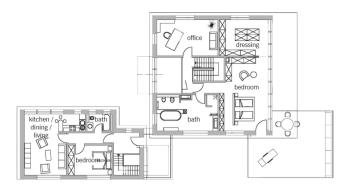
Premium quality interiors

#### 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 interiors that are healthy to live in thanks to innovative solutions developed in-house by Baufritz (e.g. interior paints, floor adhesives, etc.)
- HOIZ natural, organic insulation made from wood shavings
  developed in-house, certified by natureplus and IBN



First Floor



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