

RELAZIONE RESIDENZA IRIS

LOCATION

The building is located in the municipality of Morcote, in a residential area, with vehicular and pedestrian access from Via Riva da San Carlo.

STATE OF FACT

The building consists of 8 apartments in a building of 5 floors above ground with lake view and underground garage.

The layout of the residential residence is defined as follows:

- Garage Floor: in the garage there are 18 parking spaces and a corridor connecting it to the staircase
to the lift compartment and the storage room
outside there are 2 parking spaces
- Ground Floor: main access to the building
stairs and lift
eight cellars
a technical room
a local electrical panel
the laundry
- First floor: It consists of two apartments: 1A 1B that are already sold.
- Second floor: It consists of two apartments: 2A 2B

The apartment 2A is divided as follows:

In the living area we find an entrance hall, a living room / kitchen, a dressing room, a guest toilet.

In the sleeping area we find an atrium, a bedroom with a bathroom and a bedroom with walk-in closet and shower room.

Outside there is a terrace on the north facade and a terrace on the main facade.

The apartment 2B is divided as follows:

In the living area we find an entrance hall, a living room / kitchen, a dressing room, a guest toilet.

In the sleeping area we find an atrium, a bedroom with a bathroom and a bedroom with walk-in closet and shower room.

Outside there is a terrace on the north facade and a terrace on the main facade.

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- Third floor: It consists of two apartments: 3A 3B

The apartment 3A is divided as follows:

In the living area we find an entrance hall, a living room / kitchen, a dressing room, a guest toilet.

In the sleeping area we find an atrium, a bedroom with a bathroom and a bedroom with walk-in closet and shower room.

Outside there is a terrace on the main facade.

The apartment 3B is divided as follows:

In the living area we find an entrance hall, a living room / kitchen, a dressing room, a guest toilet.

In the sleeping area we find an atrium, a bedroom with a bathroom and a bedroom with walk-in closet and shower room.

Outside there is a terrace on the main facade.

- Fourth floor: It consists of two apartments: 4A 4B that are already sold.

- Roof floor: It consists of two terraces connected to the apartments: 4A 4B that are already sold.

The terrace connected to the apartment 4A is structured as follows:

Outside there is a metal staircase in the north facade that connects the terrace to the living area of the apartment below, a terrace and a tool room.

The terrace connected to the apartment 4B is structured as follows:

Outside there is a metal staircase in the north facade that connects the terrace to the living area of the apartment below, a terrace and a tool room.