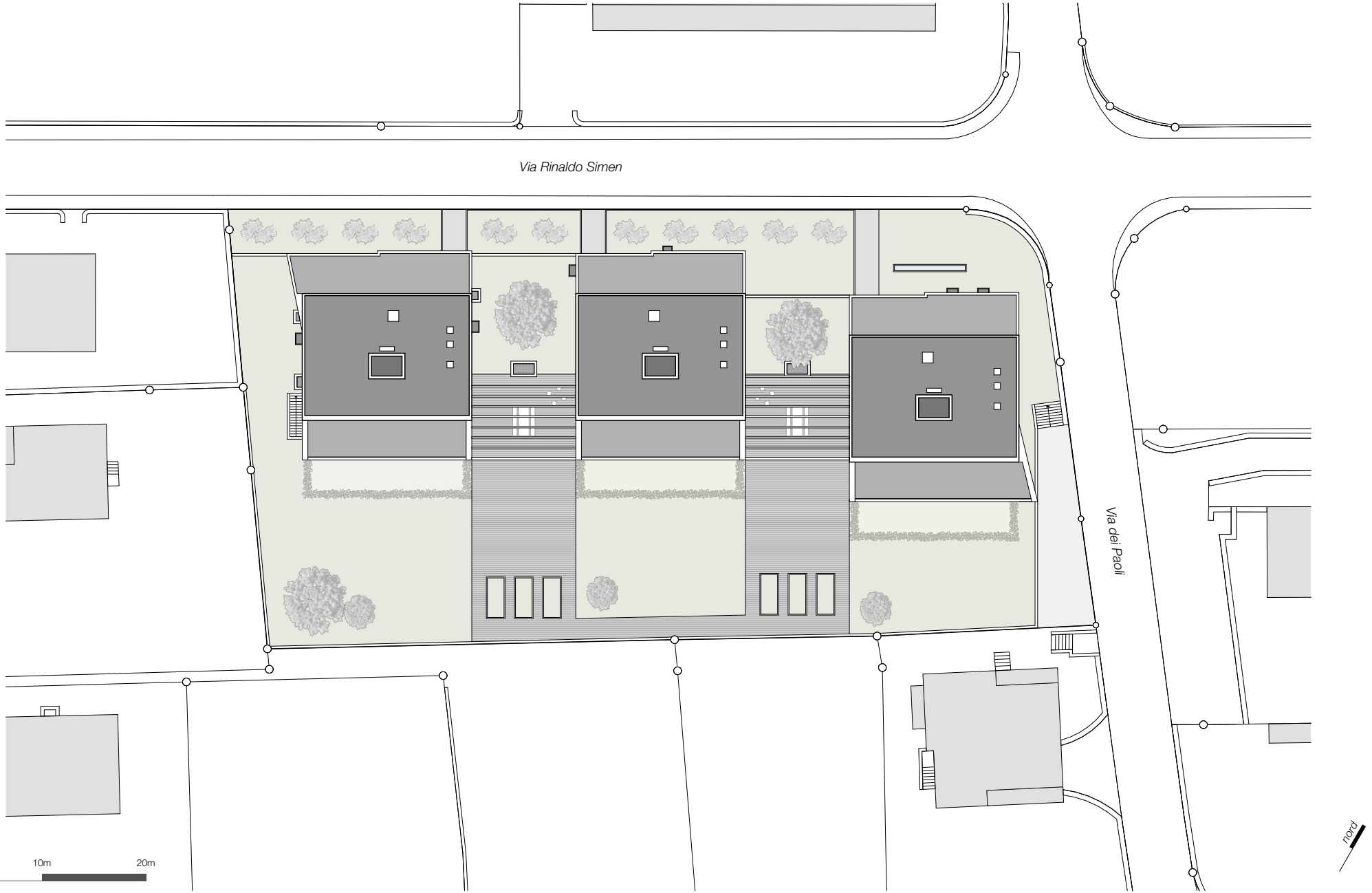
RESIDENZA SIMEN

Appartamenti in affitto a Minusio

MINUSIO
MURALTO
LAGO MAGGIORE
RESIDENZA SIMEN
nord
Fermata Tilo
a. Parco giochi Burbaglio
b. Villa-Chiesa San Quirico
c. Cimitero Minusio
d. Residenza Signorile Cà di Ferro
e. Scuole Medie Minusio
f. Polizia Minusio
g. Migros
h. Coop
i. Denner
l. Lidl
Fermate Bus
m. Farmacia
n. Posta
o. Farmacia
p. Farmacia
q. Chiesa San Rocco
r. Scuola dell` infanzia
s. Banca
t. Stazione FFS Muralto
u. Scuola elementare
v. Parco giochi Usignolo

nord

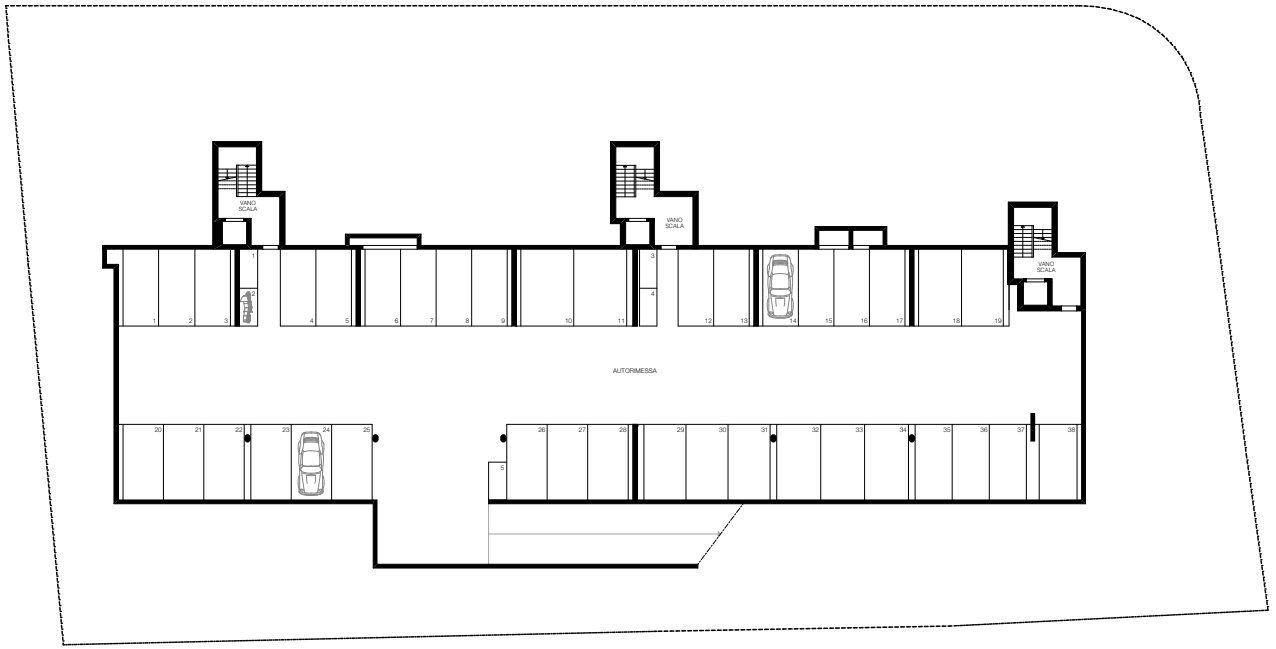

Via Rinaldo Simen
Via dei Paoli
0
5m
10m
20m
nord

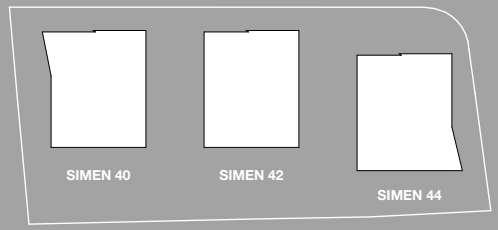
PIANO AUTORIMESSA - 2
GARAGENGESCHOSS -2

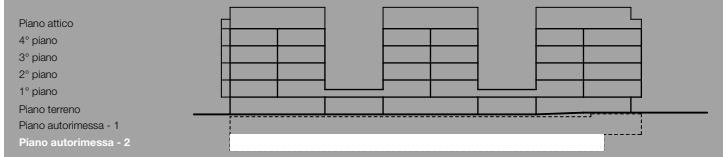
AUTORIMESSA TIEFGARAGE

38 POSTI AUTO 38 PARKPLÄTZE

5 POSTI MOTO 5 MOTORRAD - PARKPLÄTZE







0 5m 10m 20m 25m 45m

nord

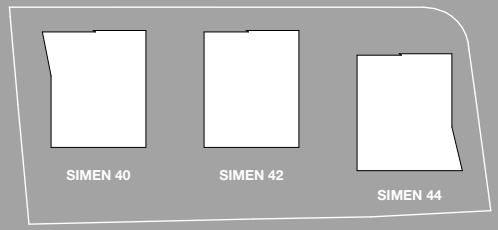
PIANO AUTORIMESSA - 1
GARAGENGESCHOSS -1

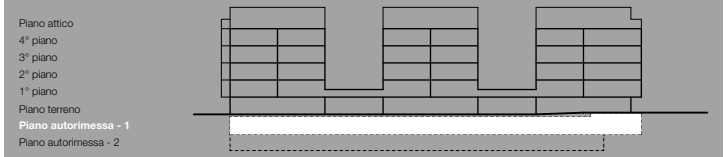
AUTORIMESSA — TIEFGARAGE

34 POSTI AUTO	34 PARKPLÄTZE
4 POSTI MOTO	4 MOTORRAD - PARKPLÄTZE
61 POSTI BICICLETTE	61 FAHRRAD ABSTELLPLÄTZE

CANTINE — KELLER

36 CANTINE	36 KELLER





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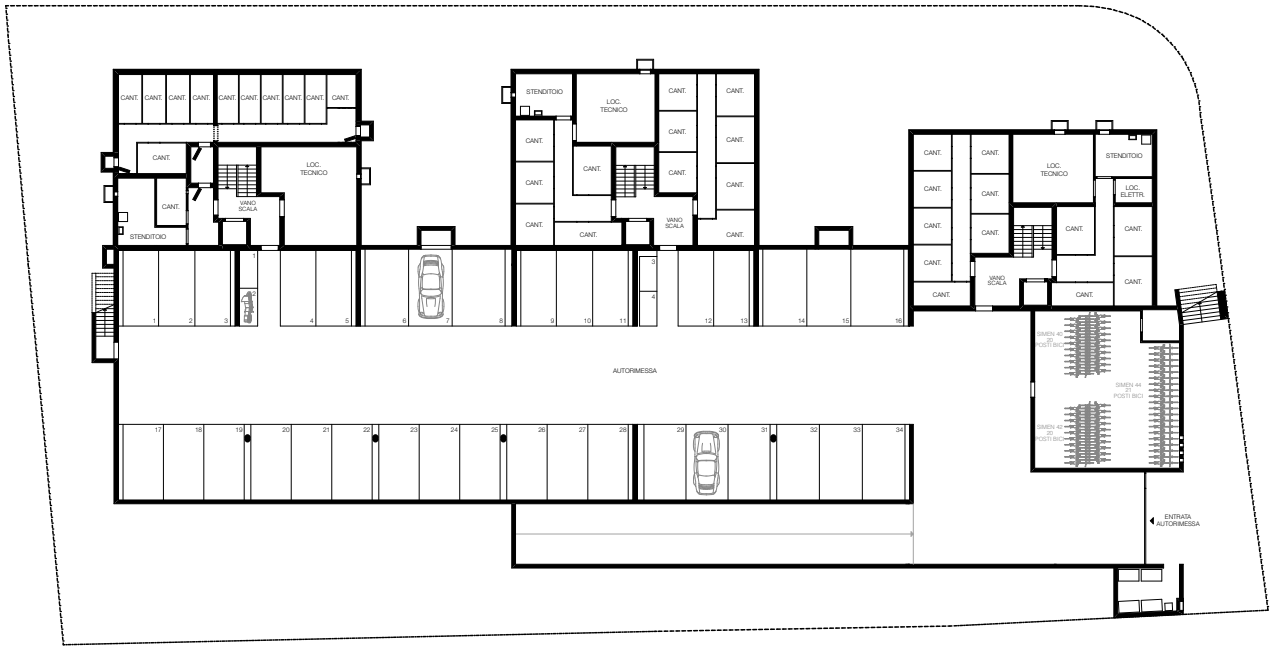


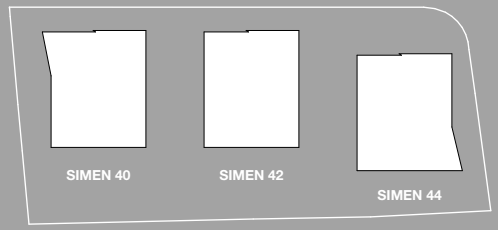
nord

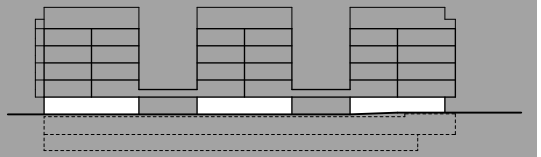
PIANO TERRENO
ERDGESCHOSS

TRE APPARTAMENTI DREI WOHNUNGEN

UFFICIO BÜRO

AREA DI SVAGO GEMEINSAMER FREIZEITBEREICH





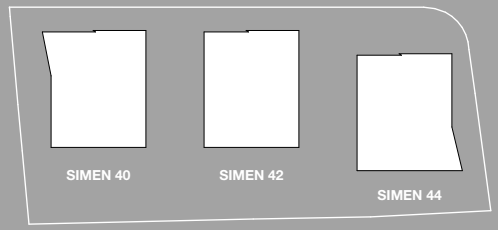
Piano attico
4° piano
3° piano
2° piano
1° piano
Piano terreno
Piano autorimessa - 1
Piano autorimessa - 2

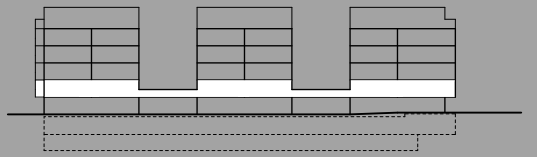
0 5m 10m 20m 25m 45m

nord

PRIMO PIANO
ERSTES OBERGESCHOSS

NOVE APPARTAMENTI
NEUN WOHNUNGEN





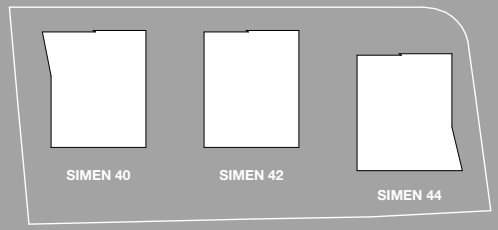
Piano attico
4° piano
3° piano
2° piano
1° piano
Piano terreno
Piano autorimessa - 1
Piano autorimessa - 2

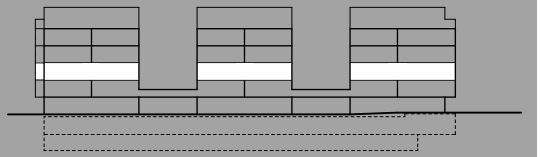
0 5m 10m 20m 25m 45m

nord

SECONDO PIANO
ZWEITES OBERGESCHOSS

NOVE APPARTAMENTI
NEUN WOHNUNGEN





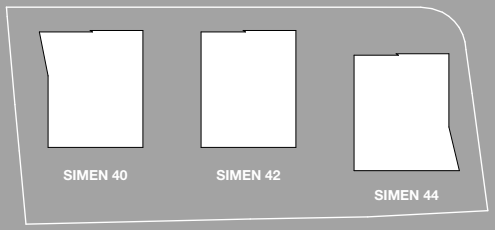
Piano attico
4° piano
3° piano
2° piano
1° piano
Piano terreno
Piano autorimessa - 1
Piano autorimessa - 2

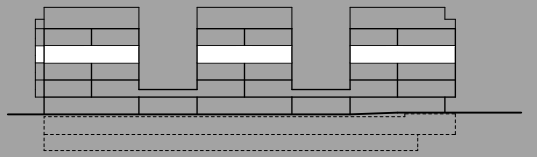
0 5m 10m 20m 25m 45m

nord

TERZO PIANO
DRITTES OBERGESCHOSS

SEI APPARTAMENTI SECHS WOHNUNGEN





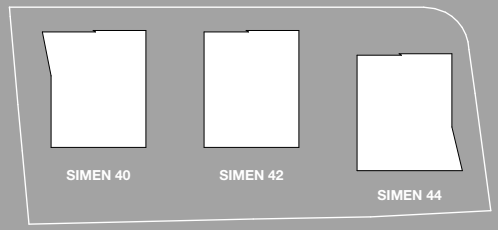
Piano attico
4° piano
3° piano
2° piano
1° piano
Piano terreno
Piano autorimessa - 1
Piano autorimessa - 2

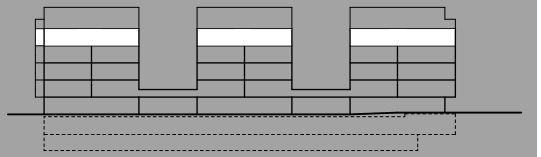
0 5m 10m 20m 25m 45m

nord

QUARTO PIANO
VIERTES OBERGESCHOSS

SEI APPARTAMENTI SECHS WOHNUNGEN





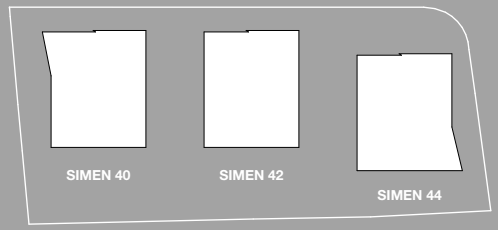
Piano attico
4° piano
3° piano
2° piano
1° piano
Piano terreno
Piano autorimessa - 1
Piano autorimessa - 2

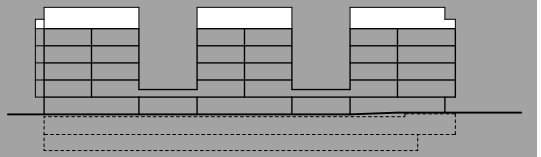
0 5m 10m 20m 25m 45m

nord

PIANO ATTICO
ATTIKAGESCHOSS

TRE APPARTAMENTI
DREI WOHNUNGEN





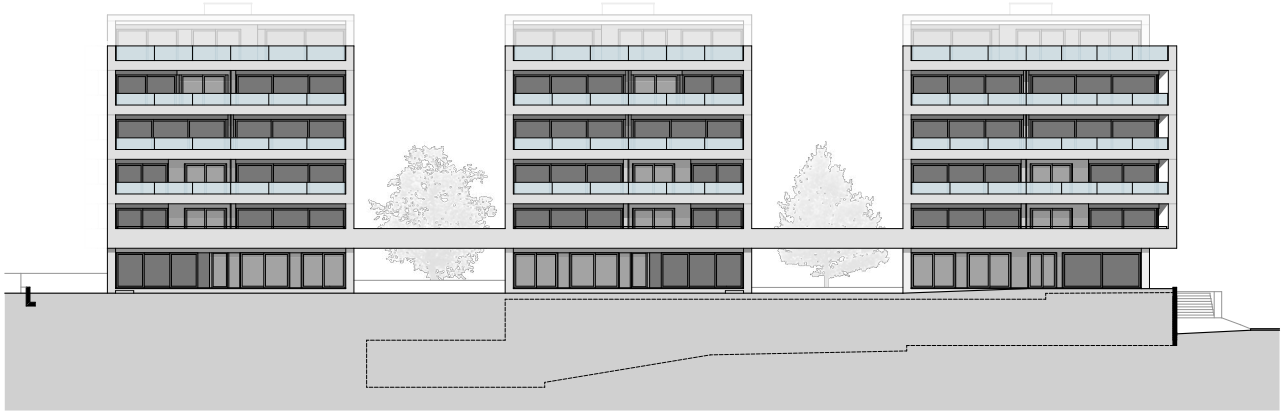
Piano attico
4° piano
3° piano
2° piano
1° piano
Piano terreno
Piano autorimessa - 1
Piano autorimessa - 2

0 5m 10m 20m 25m 45m

nord

FACCIATA NORD NORDFASSADE

FACCIATA OVEST WESTFASSADE



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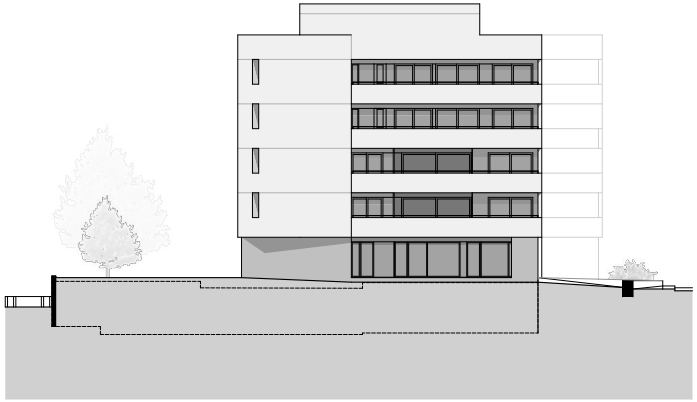


FACCIATA EST OSTFASSADE

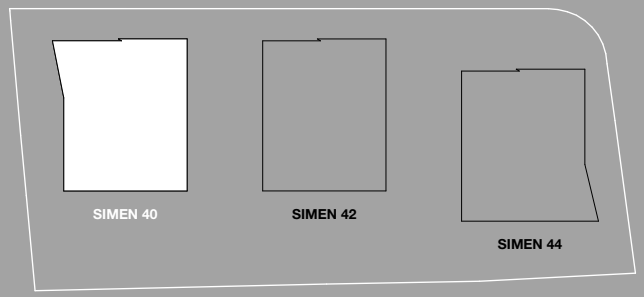
APPARTAMENTO 2 1/2
ZIMMERWOHNUNG

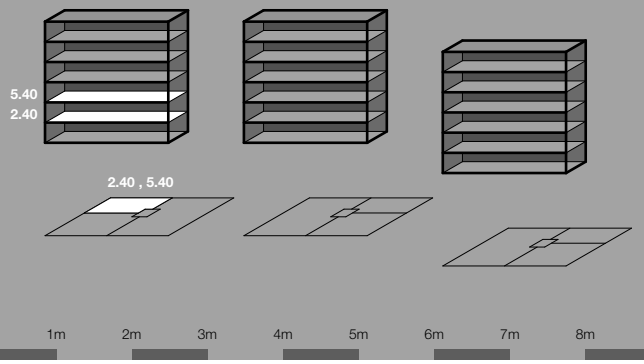
Residenza Simen **40** 1° Piano n° **2.40** Erstes Obergeschoss
2° piano n° **5.40** Zweites Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE
ca. 51.40 m²

TERRAZZE COPERTE ÜBERDACHTE TERRASSE
ca. 12.2 m²

LOCALI ANNESSI NEBENRÄUME
Cantina *Keller*
ca. 5.70 m²





APPARTAMENTO 2 1/2
ZIMMERWOHNUNG

Residenza Simen **40**

1° Piano n° **3.40** Erstes Obergeschoss

2° piano n° **6.40** Zweites Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

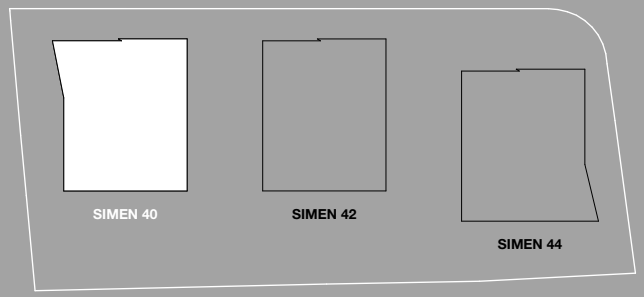
ca. 52.50 m²

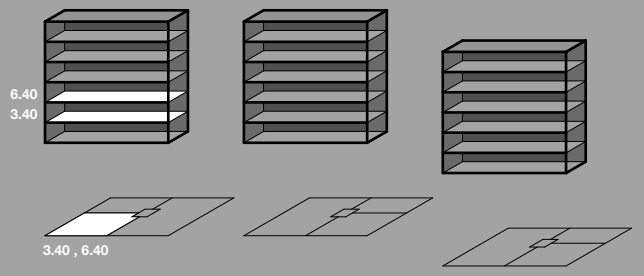
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

ca. 13.7 m²

LOCALI ANNESSI NEBENRÄUME

Cantina *Keller* **ca. 5.0 m²**





0 1m 2m 3m 4m 5m 6m 7m 8m 9m

nord

APPARTAMENTO 2 1/2
ZIMMERWOHNUNG

Residenza Simen **42**	1° piano n° **3.42**	Erstes Obergeschoss
	2° piano n° **6.42**	Zweites Obergeschoss
Residenza Simen **44**	1° piano n° **4.44**	Erstes Obergeschoss
	2° piano n° **7.44**	Zweites Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

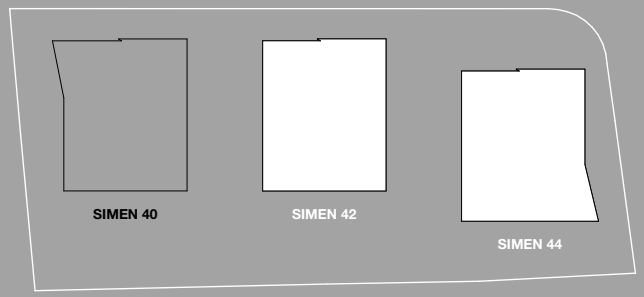
ca. 54.50 m²

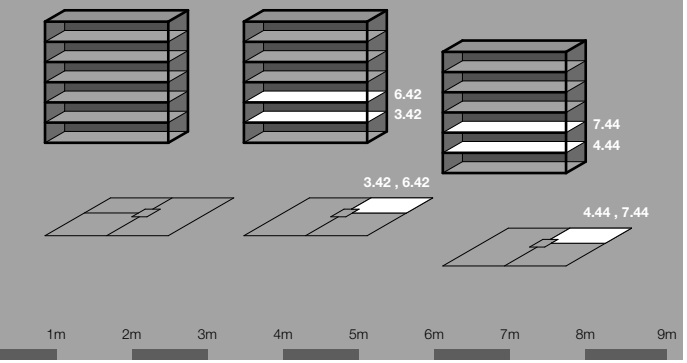
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

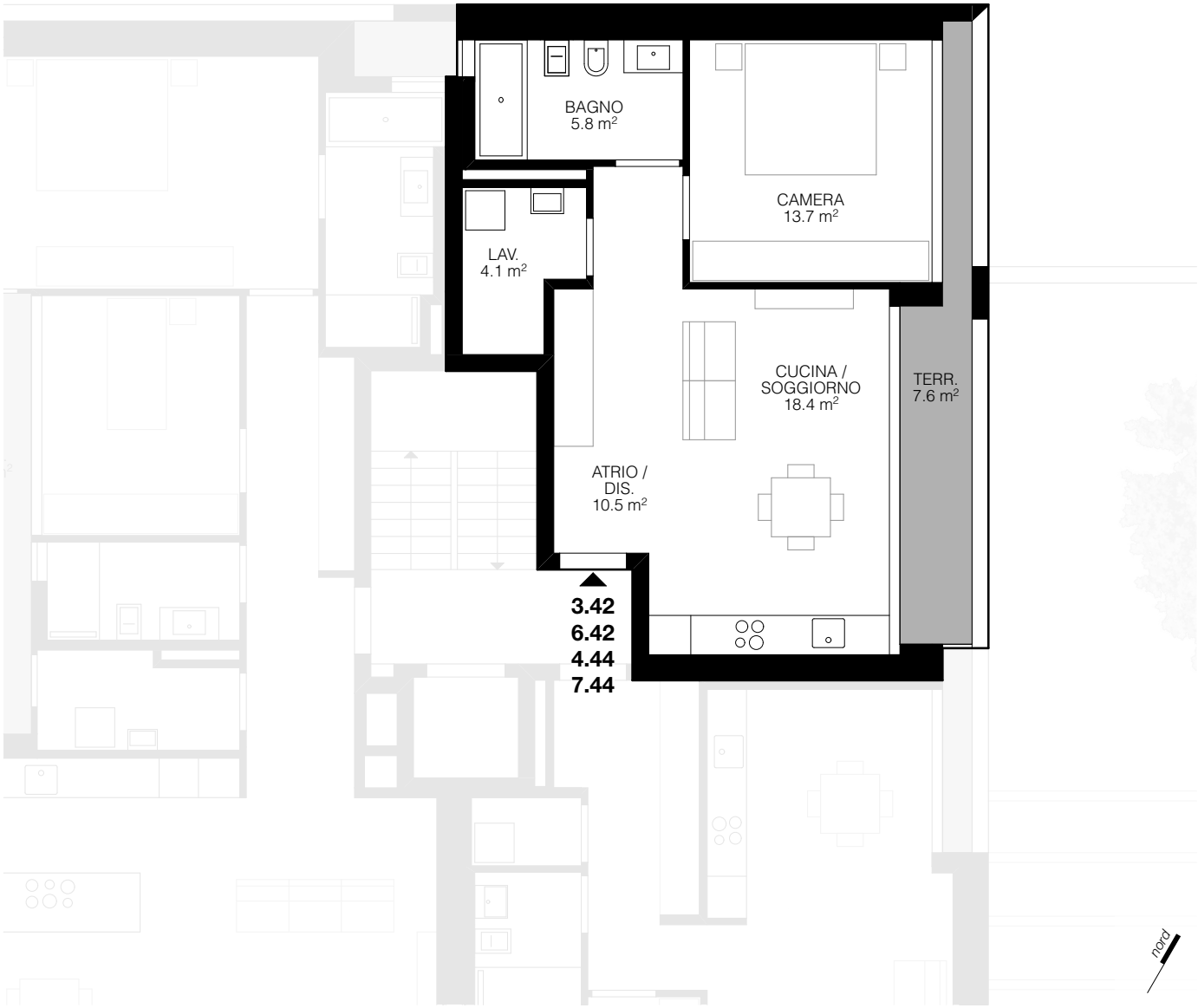
ca. 7.6 m²

LOCALI ANNESSI NEBENRÄUME

Cantina *Keller* **ca. 6.5 m²**







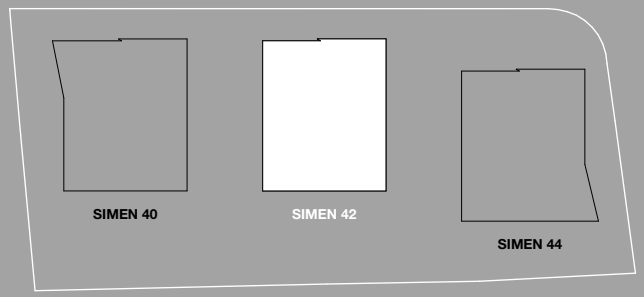
APPARTAMENTO 2 1/2
ZIMMERWOHNUNG

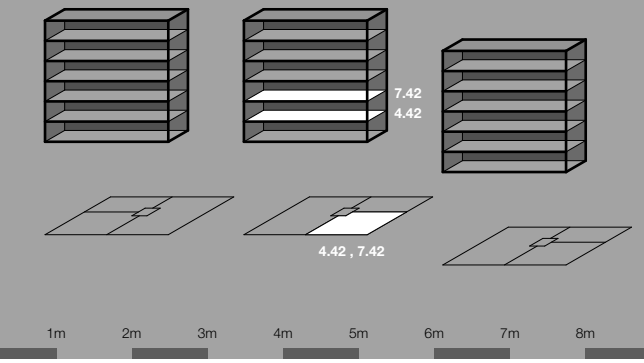
Residenza Simen **42** 1° piano n° **4.42** Erstes Obergeschoss
2° piano n° **7.42** Zweites Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE
ca. 53.60 m²

TERRAZZE COPERTE ÜBERDACHTE TERRASSE
ca. 12.4 m²

LOCALI ANNESSI NEBENRÄUME
Cantina *Keller*
ca. 6.8 m²





APPARTAMENTO 2 1/2
ZIMMERWOHNUNG

Residenza Simen **44** 1° piano n° **5.44** Erstes Obergeschoss
2° piano n° **8.44** Zweites Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

ca. 56.10 m²

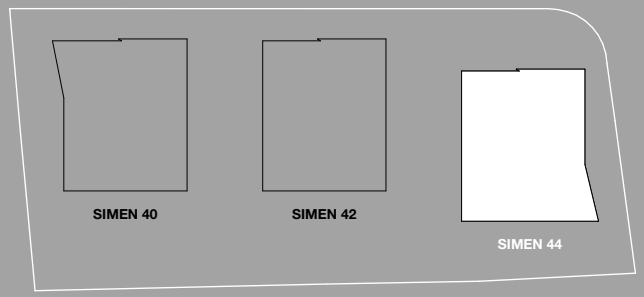
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

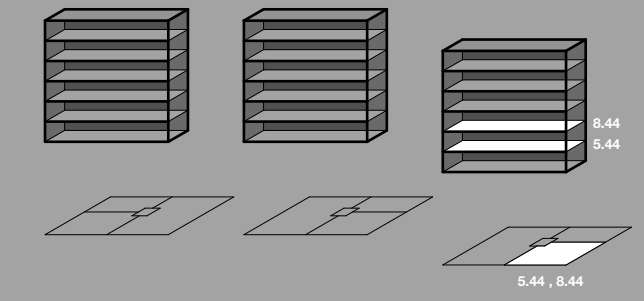
ca. 15.8 m²

LOCALI ANNESSI NEBENRÄUME

Cantina *Keller*

ca. 6.25 m²





APPARTAMENTO 3 1/2
ZIMMERWOHNUNG

Residenza Simen **40**	1° piano n° **4.40**	Erstes Obergeschoss
Residenza Simen **42**	1° piano n° **2.42**	Erstes Obergeschoss
	2° piano n° **5.42**	Zweites Obergeschoss
Residenza Simen **44**	1° piano n° **3.44**	Erstes Obergeschoss
	2° piano n° **6.44**	Zweites Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

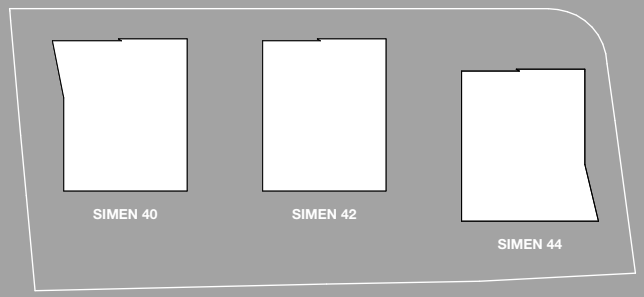
ca. 103.50 m²

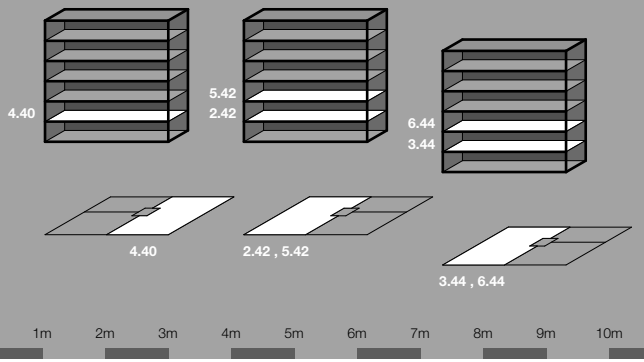
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

ca. 30.0 m²

LOCALI ANNESSI NEBENRÄUME

Cantina *Keller* **ca. 6.4 m²**





APPARTAMENTO 4 1/2
ZIMMERWOHNUNG

Residenza Simen **40** Piano terreno n° **1.40** Erdgeschoss

Residenza Simen **42** Piano terreno n° **1.42** Erdgeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

ca. 103.00 m²

TERRAZZE COPERTE ÜBERDACHTE TERRASSE

ca. 21.25 m²

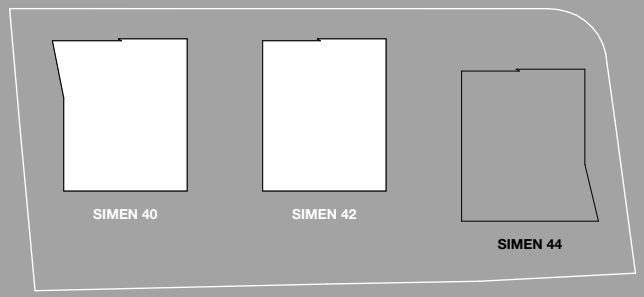
LOCALI ANNESSI NEBENRÄUME

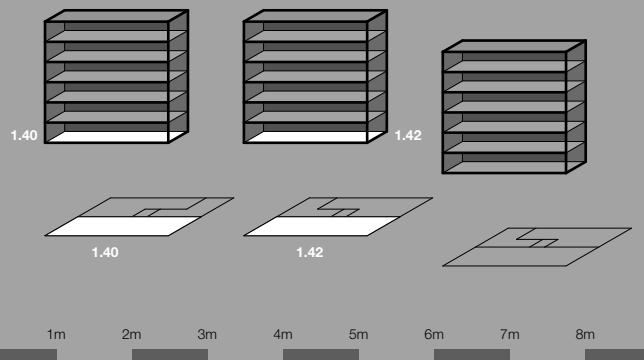
Cantina *Keller*

ca. 6.5 m²

GIARDINO GARTENFLÄCHE

65.2 m²





APPARTAMENTO 4 1/2
ZIMMERWOHNUNG

Residenza Simen **44** Piano terreno n° **2.44** Erdgeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

ca. 103.80 m²

TERRAZZE COPERTE ÜBERDACHTE TERRASSE

ca. 20.6 m²

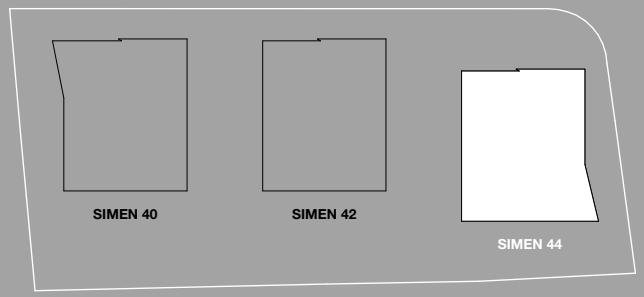
LOCALI ANNESSI NEBENRÄUME

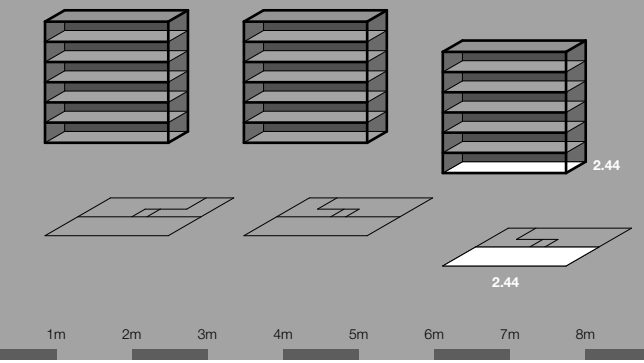
Cantina *Keller*

ca. 6.0 m²

GIARDINO GARTENFLÄCHE

65.2 m²





APPARTAMENTO 4 1/2
ZIMMERWOHNUNG

Residenza Simen **40**	2° piano n° **7.40**	Zweites Obergeschoss
	3° piano n° **9.40**	Drittes Obergeschoss
	4° piano n° **11.40**	Viertes Obergeschoss
Residenza Simen **42**	3° piano n° **9.42**	Drittes Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

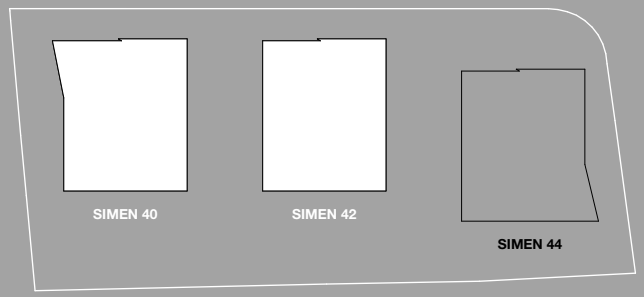
ca. 110.50 m²

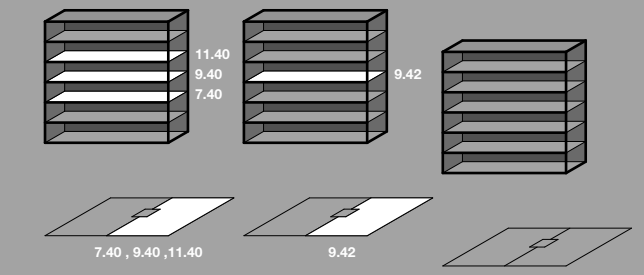
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

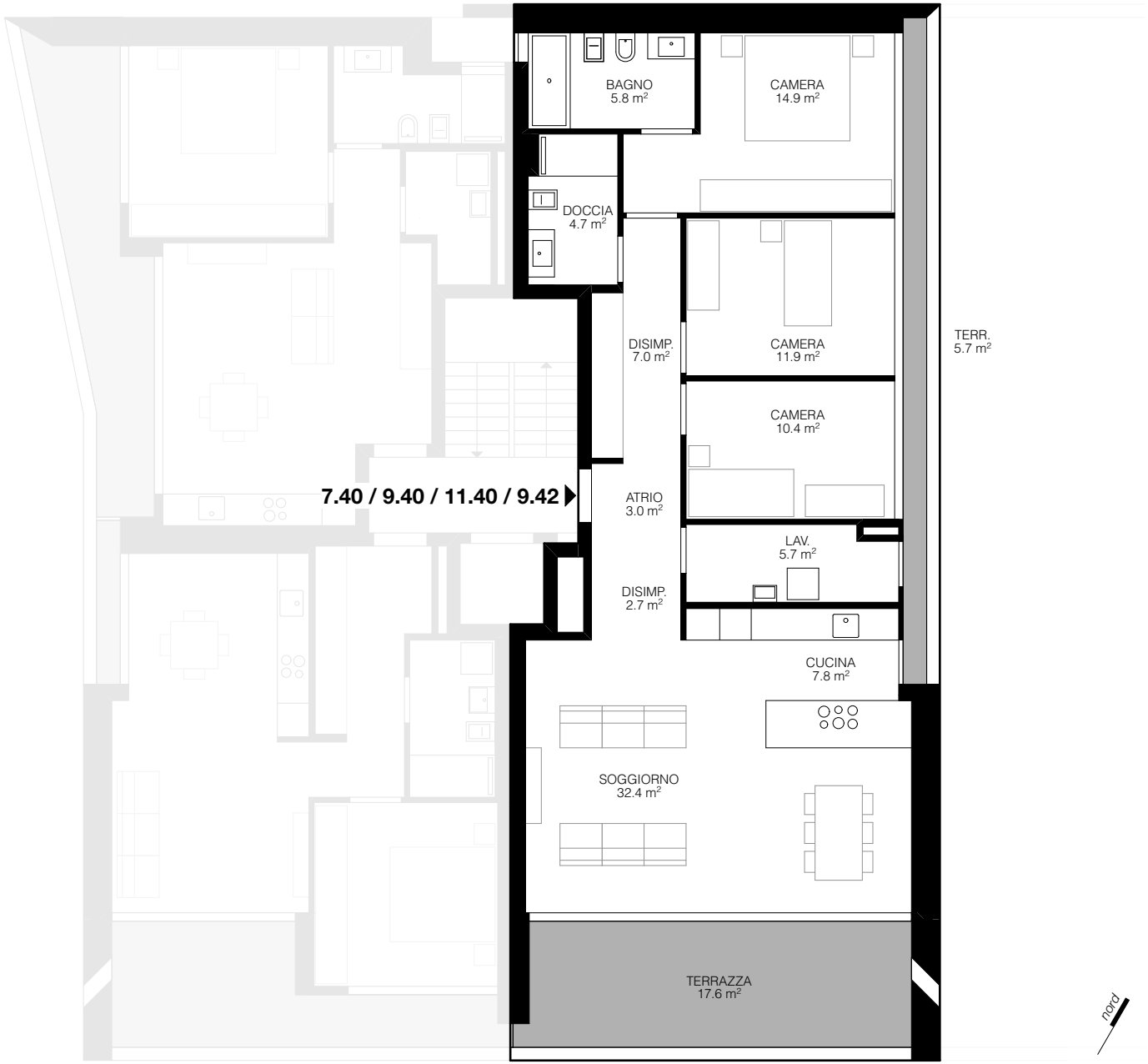
ca. 23.3 m²

LOCALI ANNESSI NEBENRÄUME

Cantina *Keller* **ca. 4.5 m²**







APPARTAMENTO 4 1/2
ZIMMERWOHNUNG

Residenza Simen **40** 3° piano n° **8.40** Drittes Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

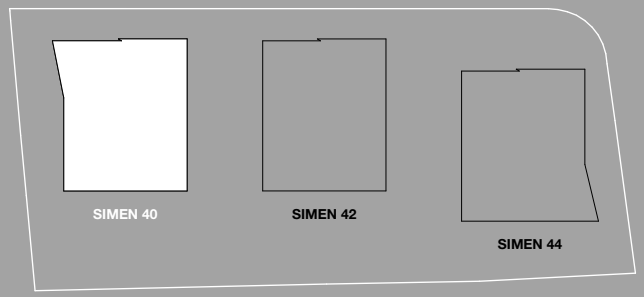
ca. 108.50 m²

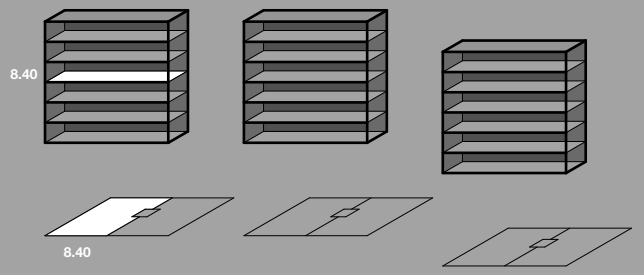
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

ca. 28.1 m²

LOCALI ANNESSI NEBENRÄUME

Cantina *Keller* **ca. 4.5 m²**





0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m

APPARTAMENTO 4 1/2
ZIMMERWOHNUNG

Residenza Simen **42**	3° piano n° **8.42**	Drittes Obergeschoss
	4° piano n° **10.42**	Viertes Obergeschoss
Residenza Simen **44**	3° piano n° **9.44**	Drittes Obergeschoss
	4° piano n° **11.44**	Viertes Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

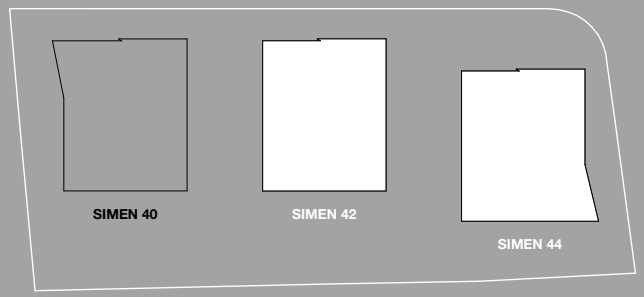
ca. 108.10 m²

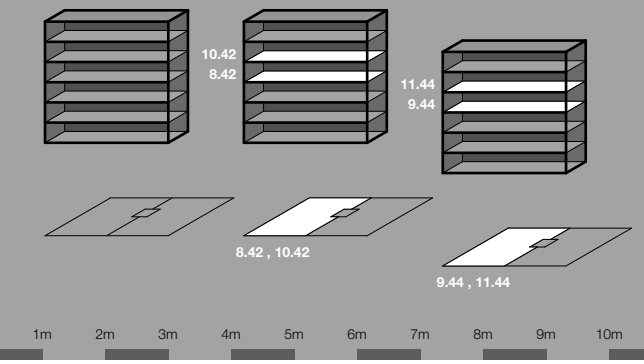
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

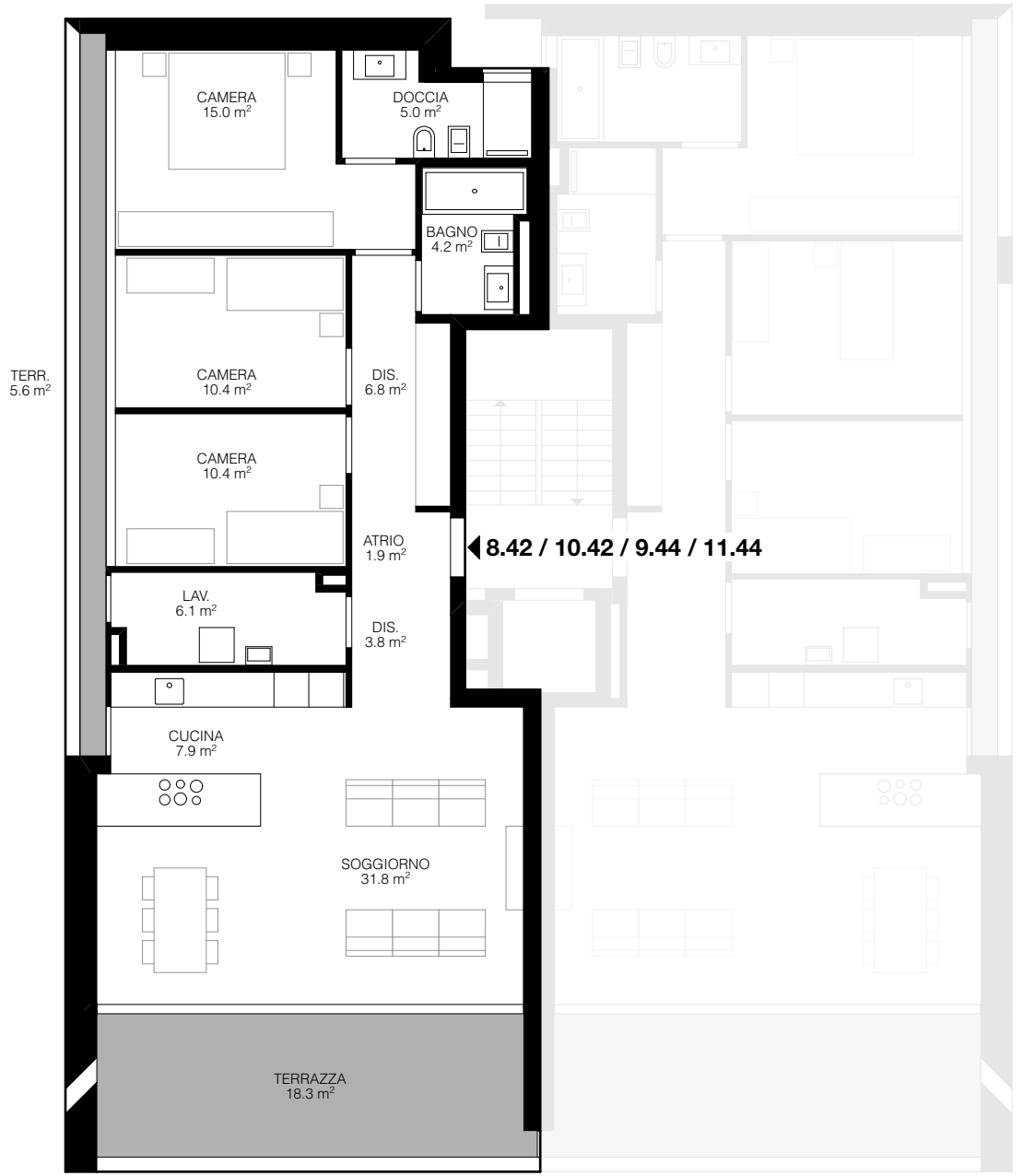
ca. 23.9 m²

LOCALI ANNESSI NEBENRÄUME

Cantina *Keller* **ca. 7.0 m²**







APPARTAMENTO 4 1/2
ZIMMERWOHNUNG

Residenza Simen **44** 3° piano n° **10.44** Drittes Obergeschoss
4° piano n° **12.44** Viertes Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

ca. 112.40 m²

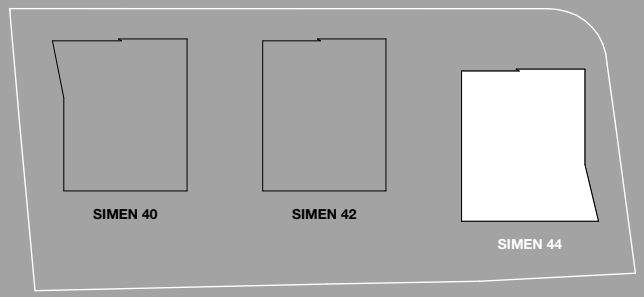
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

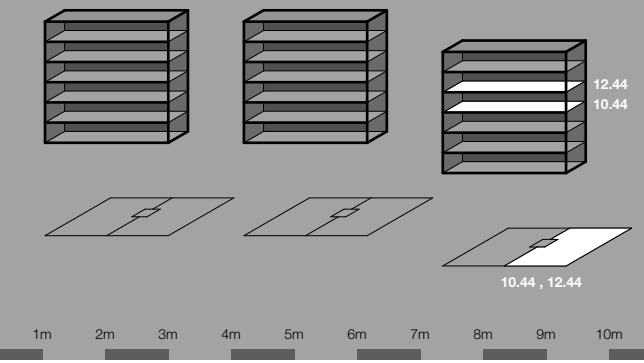
ca. 27.4 m²

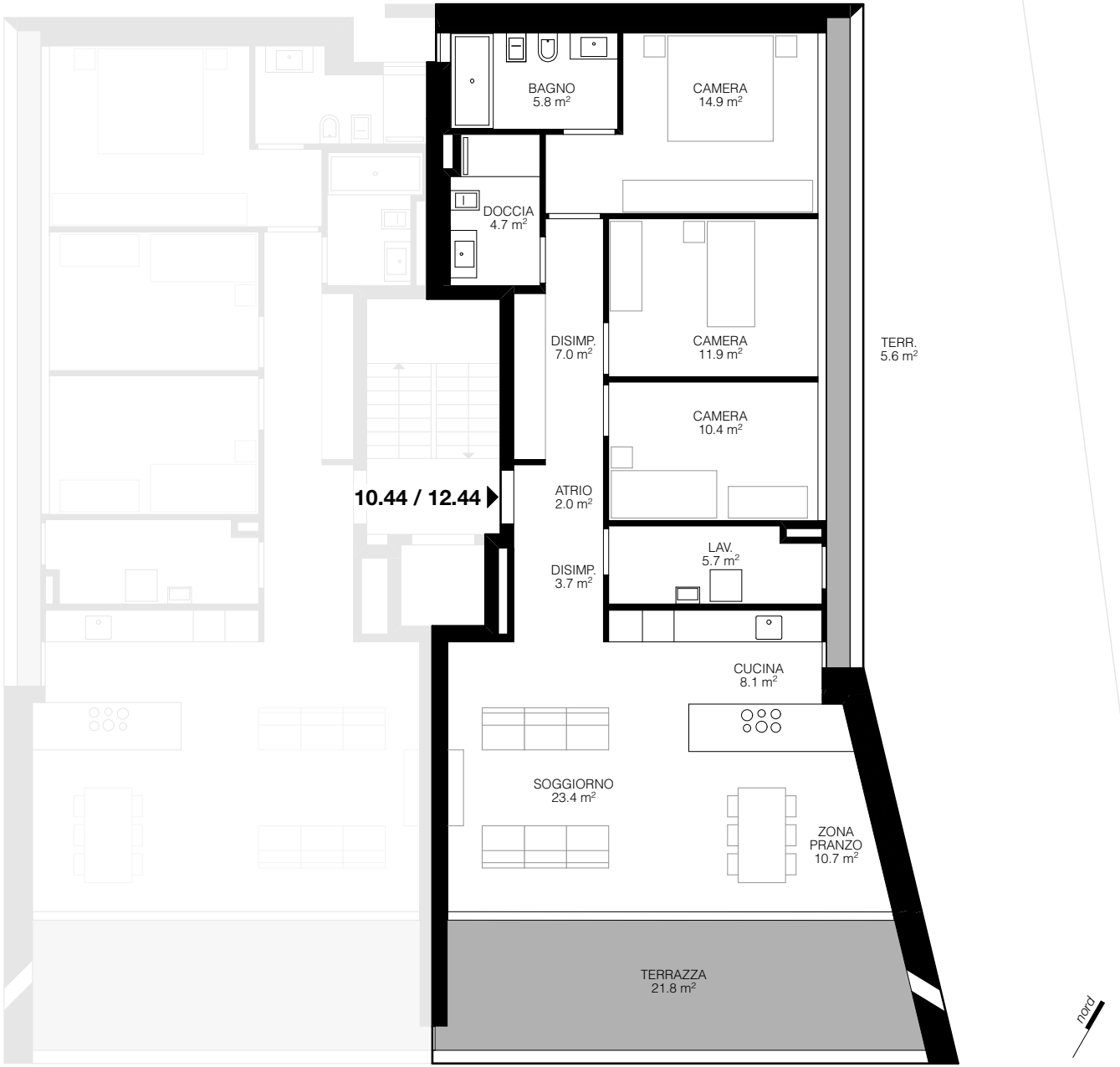
LOCALI ANNESSI NEBENRÄUME

Cantina *Keller*

ca. 7.25 m²







APPARTAMENTO 4 1/2
ZIMMERWOHNUNG

Residenza Simen **40**	Attico n° **12.40**	Attikageschoss
Residenza Simen **42**	Attico n° **12.42**	Attikageschoss
Residenza Simen **44**	Attico n° **13.44**	Attikageschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

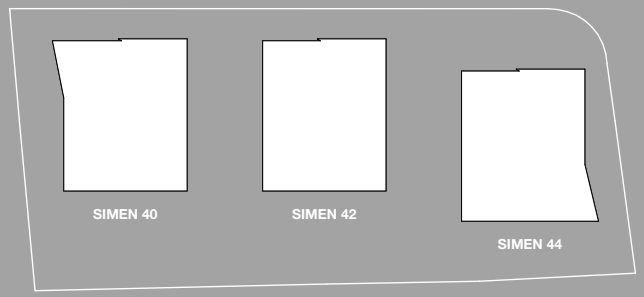
ca. 124.00 m²

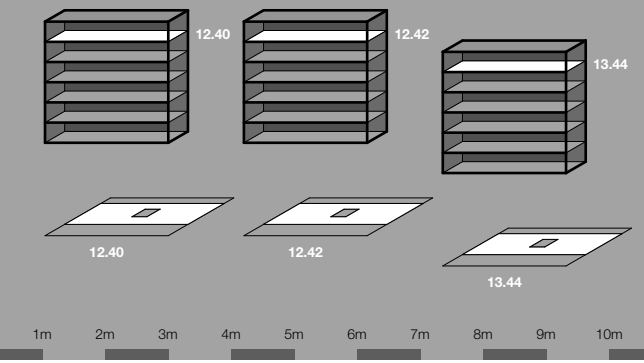
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

ca. 153.3 m²

LOCALI ANNESSI NEBENRÄUME

Cantina *Keller* **ca. 8.1 m²**





APPARTAMENTO 5 1/2
ZIMMERWOHNUNG

Residenza Simen **40** 4° piano n° **10.40** Viertes Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

ca. 113.70 m²

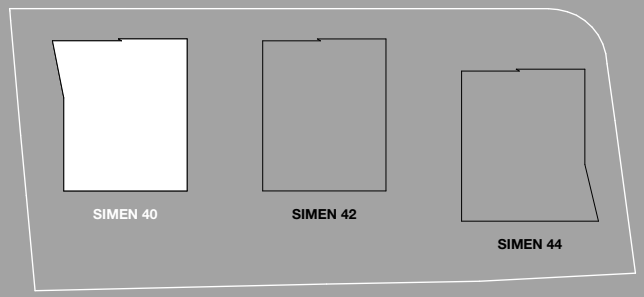
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

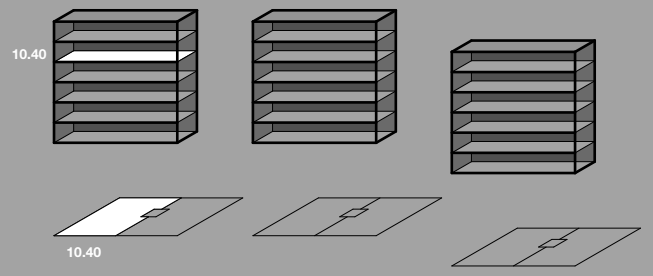
ca. 22.5 m²

LOCALI ANNESSI NEBENRÄUME

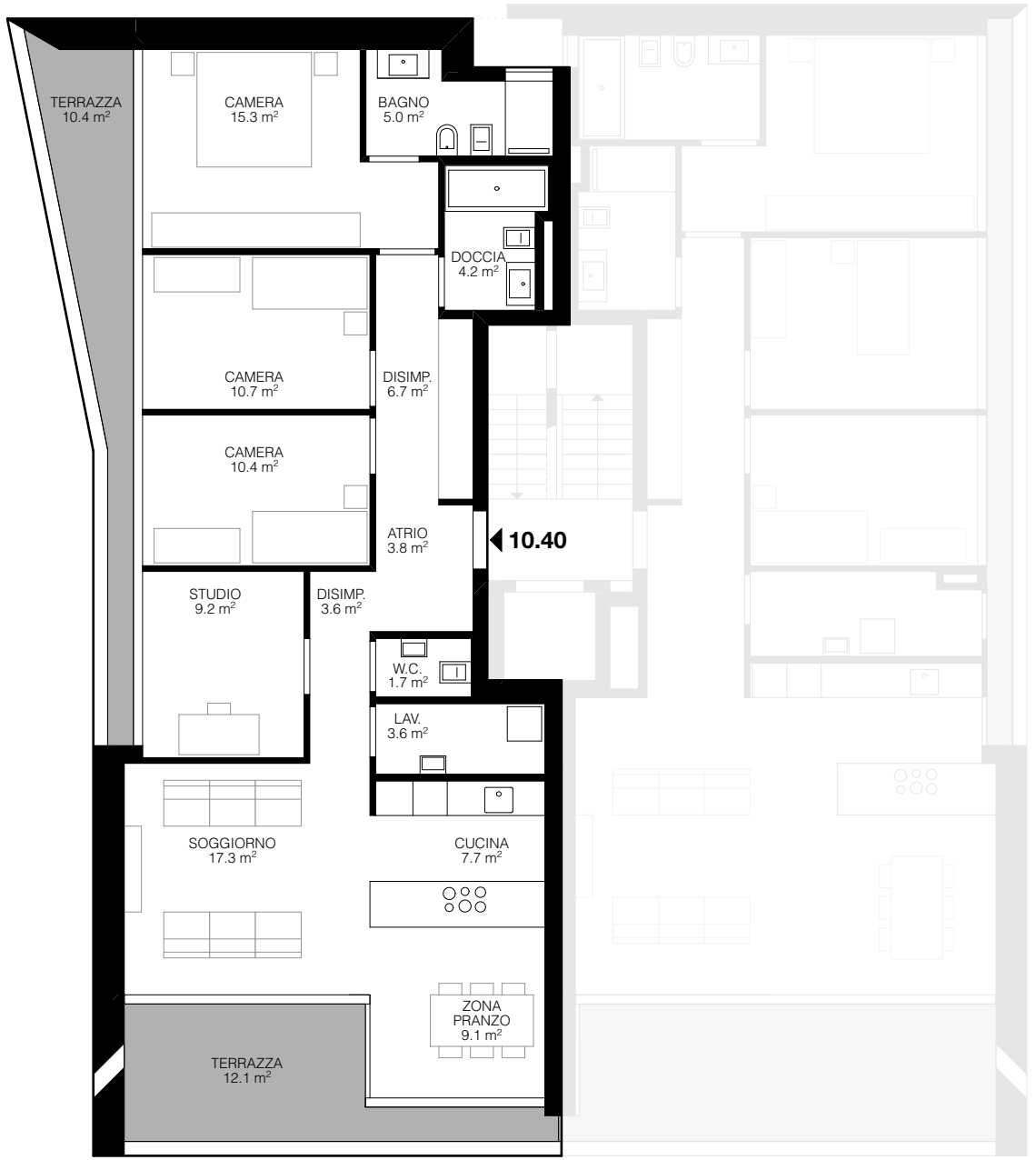
Cantina *Keller*

ca. 4.5 m²





0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m



APPARTAMENTO 5 1/2
ZIMMERWOHNUNG

Residenza Simen **42** 4° piano n° **11.42** Viertes Obergeschoss

SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

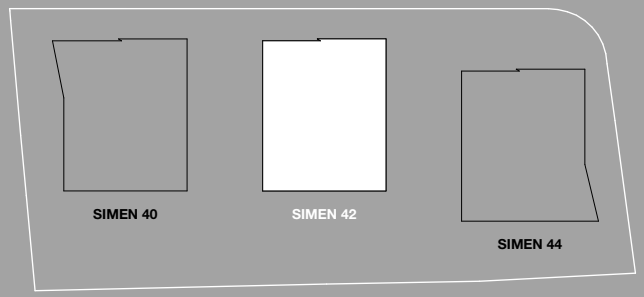
ca. 115.30 m²

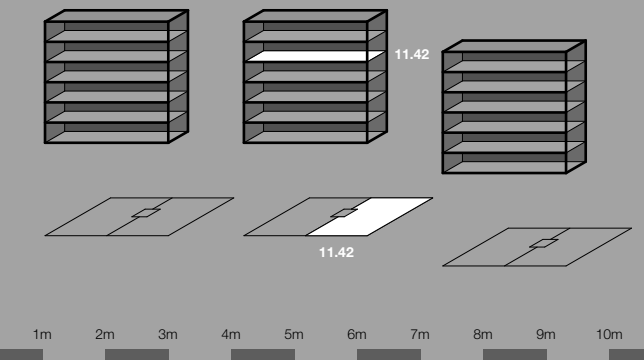
TERRAZZE COPERTE ÜBERDACHTE TERRASSE

ca. 18.1 m²

LOCALI ANNESSI NEBENRÄUME

Cantina *Keller* **ca. 7.6 m²**





STUDIO
BÜRO

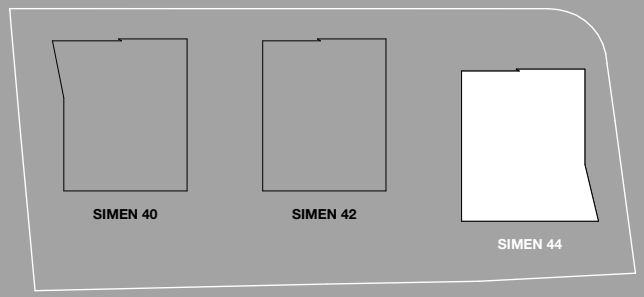
Residenza Simen **44** Piano terreno n° **1.44** Erdgeschoss

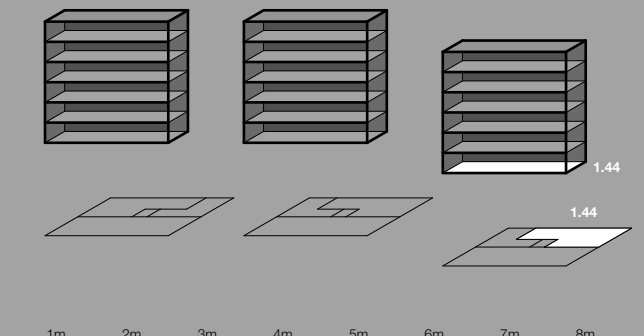
SUPERFICIE APPARTAMENTO WOHNUNGSFLÄCHE

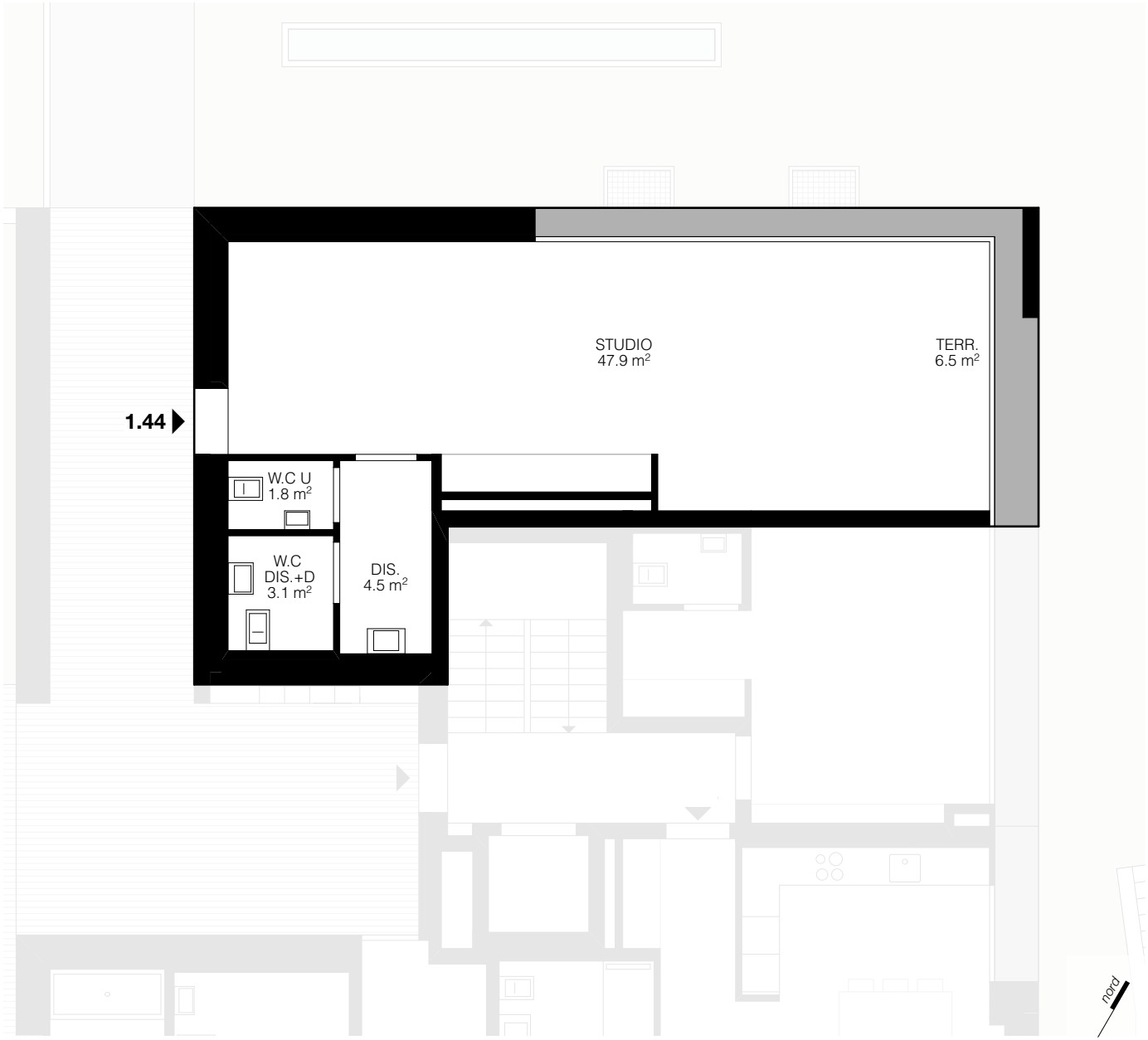
ca. 59.50 m²

TERRAZZE COPERTE ÜBERDACHTE TERRASSE

ca. 6.5 m²







RESIDENZA SIMEN

6648 Minusio

PROGETTAZIONE E DIREZIONE LAVORI		
	Guscetti Studio d`architettura	Minusio
INGEGNERE CIVILE		
	Bonalumi & Ferrari Studio d`ingegneria	Giubiasco
INGEGNERE RCVS		
	MAWI energie SA Studio d`ingegneria	Locarno
INGEGNERE ELETTRICO		
	MAWI energie SA Studio d`ingegneria	Locarno

INFORMAZIONI

+41 76 367 58 58