

# LOGGIA 2

2020

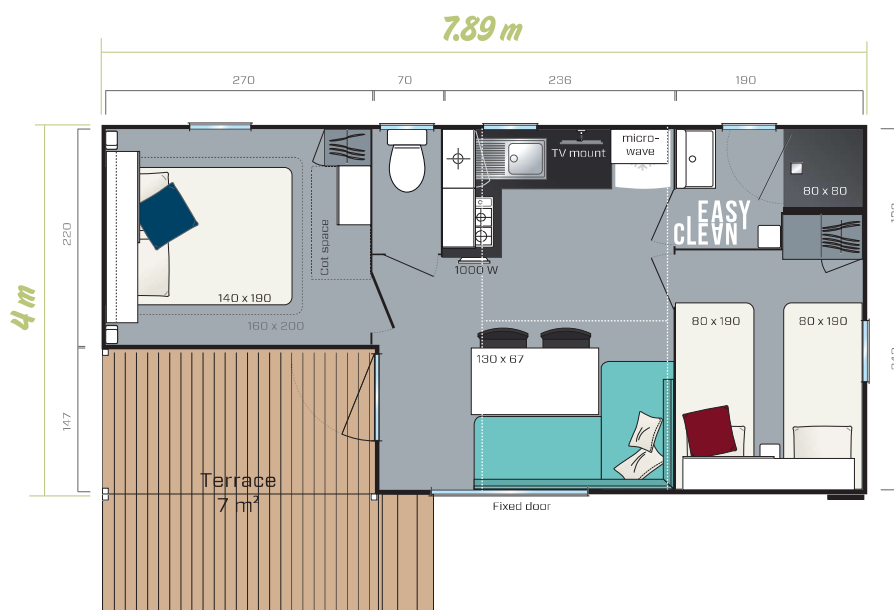
2 Schlafzimmer  
4 Schlafplätze  
24.20 m<sup>2</sup> + 7m<sup>2</sup> terrace  
7.89 x 4 m



Das Modell Loggia 2 präsentiert sich mit der option einer Azur Fassadenverkleidung 4 Seiten

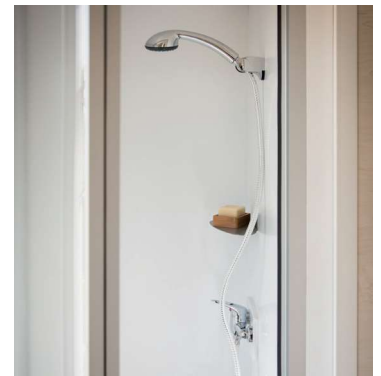
**A best seller from IRM with its integrated terrace and panoramic bay window, the Loggia 2 is an ideal 2 in 1 model.**

- ✦ Partly covered, reversible terrace with extension and walkway
- ✦ Master bedroom with plenty of storage space, room for a 160 cm x 200 cm bed and cot
- ✦ Lounge bay window for maximum lighting



# Standard fittings

- Smoke detector - guaranteed for 10 years
- 100% LED indoor lighting
- 1000 W convector
- 35kg/m<sup>3</sup> HR Foam mattress with the OEKO-TEX label.
- High and low vents
- Phthalate-free lino
- Central circuit breaker
- Aerial socket and TV cabling
- Kitchen units on feet with PVC plinths
- Flow reducers on sink and washbasin mixer taps (7 l/min)
- Top-of-the-range, ACS-certified mixer taps
- Natural draught gas boiler with pilot light (14 kW)
- Environmental awareness sticker to encourage ecological behaviour



## Kitchen

- Microwave oven cabinet
- Deep pan drawer
- White, 4-burner gas hob
- 115 L, class A+ table top fridge
- Roller blind
- TV bracket

## Living room

- Dining table with fixed anthracite lacquered legs
- L-shaped bench seat
- 2 grey in&out folding chairs

## Master bedroom

- Shelves in the headboard topped with an overhead cabinet with sliding door
- Adjustable reading lights with integrated on/off switch
- 2 wall-mounted metal bedside tables
- Wardrobe and unit at the foot of the bed
- 18 slat bed frame with raised legs and 35 kg/m<sup>3</sup> HR foam mattress
- Blackout curtain
- Room for a cot

## Shower room

- Easy Clean shower room that is designed to be durable
- 80x80 cm shower tray with smooth, extra flat floor
- Wall-mounted washbasin with built-in towel rail and shelves
- Modern design corner shelf
- Window with frosted glass for optimal privacy
- Dual volume toilet cistern (3/6 litres)



Transverse bed available as an option

## Children's/guest bedroom

- Overhead cabinet with sliding door
- Metal bedside table to be installed
- Hotel-style wardrobe at the foot of the bed
- 18 slat bed frame with raised legs and 35 kg/m<sup>3</sup> HR foam mattress
- Blackout curtain

## The ideal options

- Terrace roofing
- Combination blackout blind and mosquito screen
- 160 x 200 cm bed in the master bedroom
- Spare bed in the bench seat

Non-contractual document, descriptions, illustrations and photos are for guidance only.

