

GROSSMATT

STOP & TASTE

A series of horizontal lines in various shades of yellow and gold, spanning the width of the image at the bottom.

ALONG THE NORTH-SOUTH ROUTE OF THE A13 MOTORWAY AND THE N13 NATIONAL ROAD,
AT THE FOOT OF THE SAN BERNARDINO PASS, YOU'LL FIND GROSSMATTÀ,
A REST AREA WHERE YOU CAN TAKE A BREAK AND RECHARGE.

The image shows a minimalist interior space. The background wall is composed of vertical wooden slats. In the foreground, there is a long, dark leather-upholstered bench. In front of the bench, there are several small, round wooden tables. The lighting is warm and focused on the text in the center.

GROSSMATT

STOP & TASTE

INDEX

P . 5

THE REASON WHY

P . 6

LOCATION

P . 1 1

PROJECT

P . 4 0

FIGURES

THE REASON WHY

STRATEGIC POSITION

A13, N13 NATIONAL ROAD

VEHICLES / YEAR

+3'000'000

VEHICLES / DAY

+8'000

PEOPLE / YEAR

+7'000'000

PEOPLE / DAY

+19'200





LOCATION

LOCATION





PROJECT

Project CONCEPT

WE HAVE ENVISIONED HOW THE BUILDING COULD BECOME WITH A CONSERVATION WORK ON ITS CURRENT APPEARANCE, RETHINKING THE EXTERIOR AND INTERIOR SPACES, MAINTAINING A VERY CLEAN LINE, TO GIVE A GENERAL IDEA OF ITS POTENTIAL.

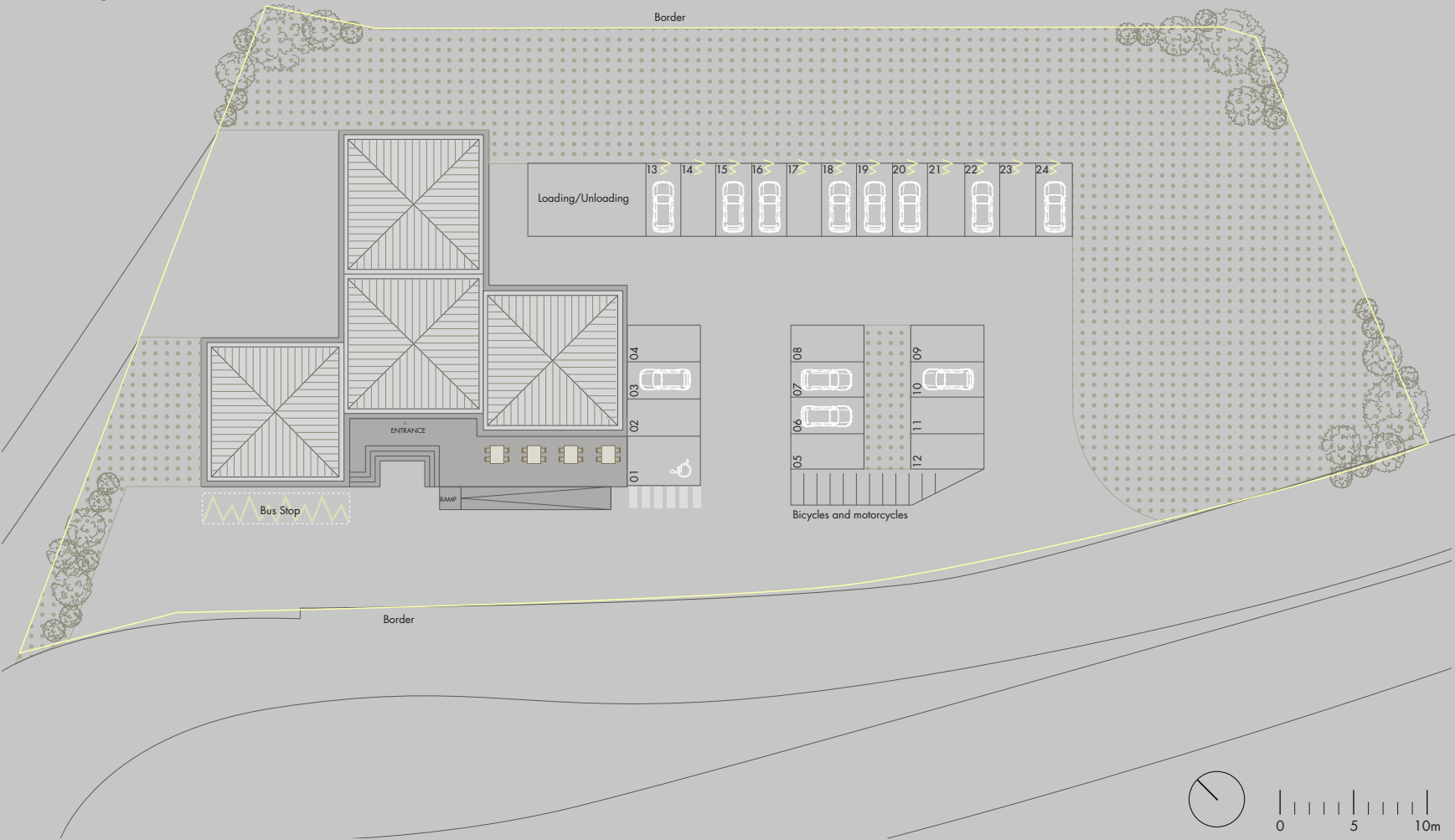
Taking these as general guidelines, materials and finishes will give character to the project, steering it towards a specific style.

3'054 m² LAND
912.40 m² BUILDING



FLOORPLAN

Surface lot: 3'054 smq

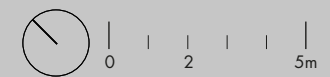


GROUND FLOOR

SURFACES

	smq
01 · Entrance	12
02 · Lobby	15.3
03 · Bar	80.09
04 · Hallway	14.07
05 · Restaurant	76.09
06 · Cash desk	10.01
07 · Wine cellar and wardrobe	10.01
08 · Kitchen	30.03
09 · Washing area	11.04
10 · Passage	24.4
11 · Pizza area	7
12 · Technical room	8.4
13 · Service entrance	7

Total surface: 396.90 smq

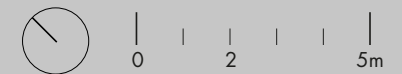


FLOOR - 1

SURFACES

	smq
01 · Corridor	23.6
02 · Cooks' Shower	3.0
03 · Cooks' Changing Room	3.0
04 · Store for the Shop	13.2
05 · Microliving Store	2.2
06 · Restaurant Store	8.5
07 · Cold Storage Room 1	4.8
08 · Freezer Room	4.6
09 · Cold Storage Room 2	9.7
10 · Toilet	3.7
11 · Women's Toilet	12.6
12 · Women's Changing Room	2.6
13 · Women's Shower	2.3
14 · Men's Changing Room	3.0
15 · Men's Shower	2.5
16 · Stairway Corridor	24.1
17 · Warehouse	3.3
18 · Men's Toilet	11.1
19 · Technical Room	21.0
20 · Garage	81.6

Total surface: 313.80 mq

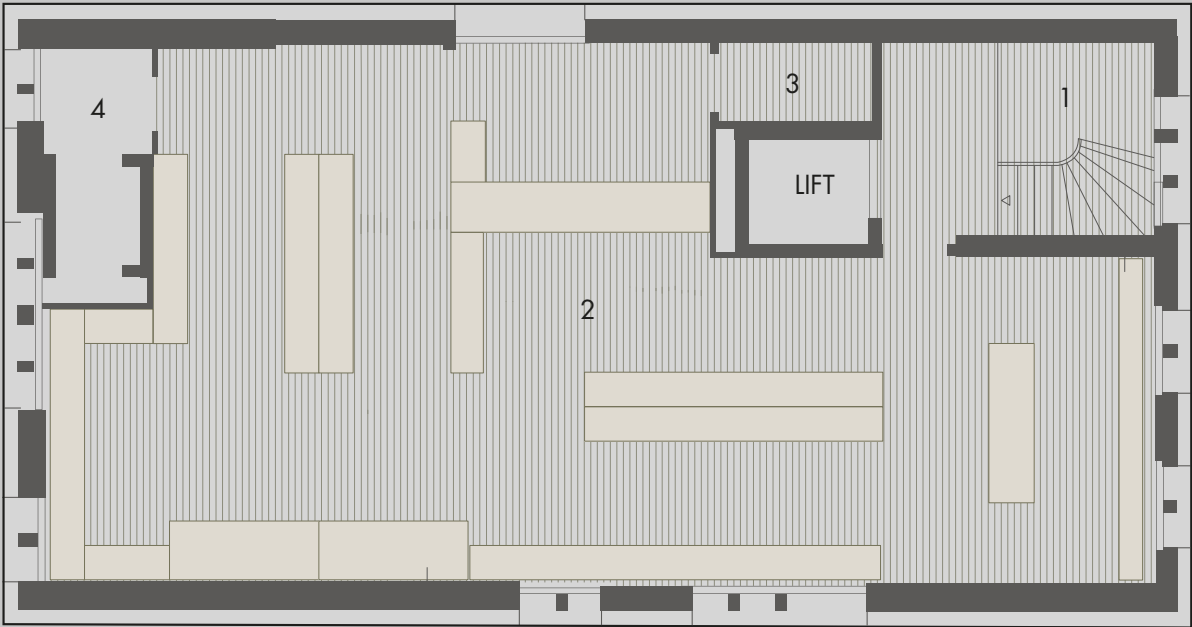


FIRST FLOOR

SURFACES

	smq
01 · Stairs	8.2
02 · Shop	134
03 · Storage room	2.61
04 · Hallway	2.97

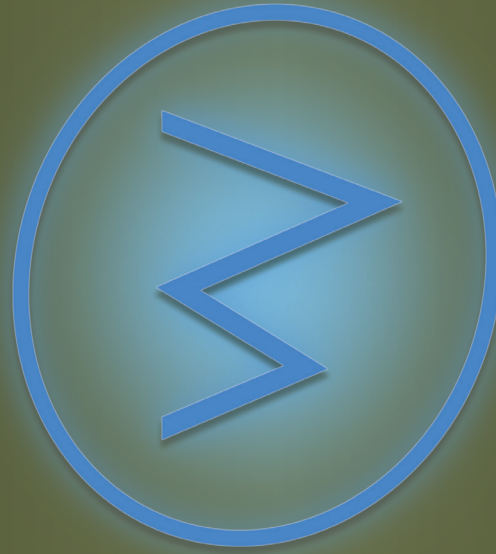
Total surface: 201.70 smq





A - A SECTION

0 2 5m



ACTIVITIES

Main Activities
RESTAURANT & BAR
SHOP
ELECTRIC CHARGING

Additional Activities
ADVERTISING SPACES
MEETING PLACE
ATM POINT
& MORE...

Grossmatta is
AUTHENTIC

CARRIES WITH IT THE AUTHENTIC SPIRIT OF THE REGION.

Grossmatta is
RESTAURANT & BAR

WITH 108 SEATING PLACES.
THE MENU CATERS TO EVERYONE'S NEEDS.

Restaurant

The restaurant, open for most of the day, from morning until evening, offers a selection of **typical dishes** from Ticino and Grisons, complemented by the versatility of **pizza**, perfect for satisfying everyone's taste.

The adopted style will be characterized by a **minimalist and essential aesthetic**, with particular emphasis on the use of **natural materials** such as **wood**, aiming to create a welcoming atmosphere with focus on sustainability.





Setting the table does not include tablecloths, maximizing the use of recycled paper placemats to **reduce the risk of generating waste and minimize the consumption of water and energy** required for washing traditional tablecloths.

The waitstaff distinguish themselves by wearing uniforms whose shades reflect a **welcoming atmosphere**, opting for **warm colors** such as brown, dark green, or dark gray.







Bar

The bar is open all day, **from early morning until late at night**, offering a wide range of services that include breakfast and a selection of **ready-to-go lunches and snacks**. Among the culinary offerings are generous salads, assorted sandwiches, toast, piadinas, sandwiches, fresh fruit and juices, as well as a selection of pastries and desserts. Everything is presented in specially designed packaging that prioritizes biodegradable materials.

During the evening hours, the venue transforms into a **welcoming and lively meeting point**, attracting both local clientele and the surrounding military community.







Grossmatta is
**SHOP OF
LOCAL EXCELLENCE**

THE REFERENCE POINT FOR PURCHASING ENO-GASTRONOMIC
EXCELLENCES FROM THE TICINO AND GRISONS.

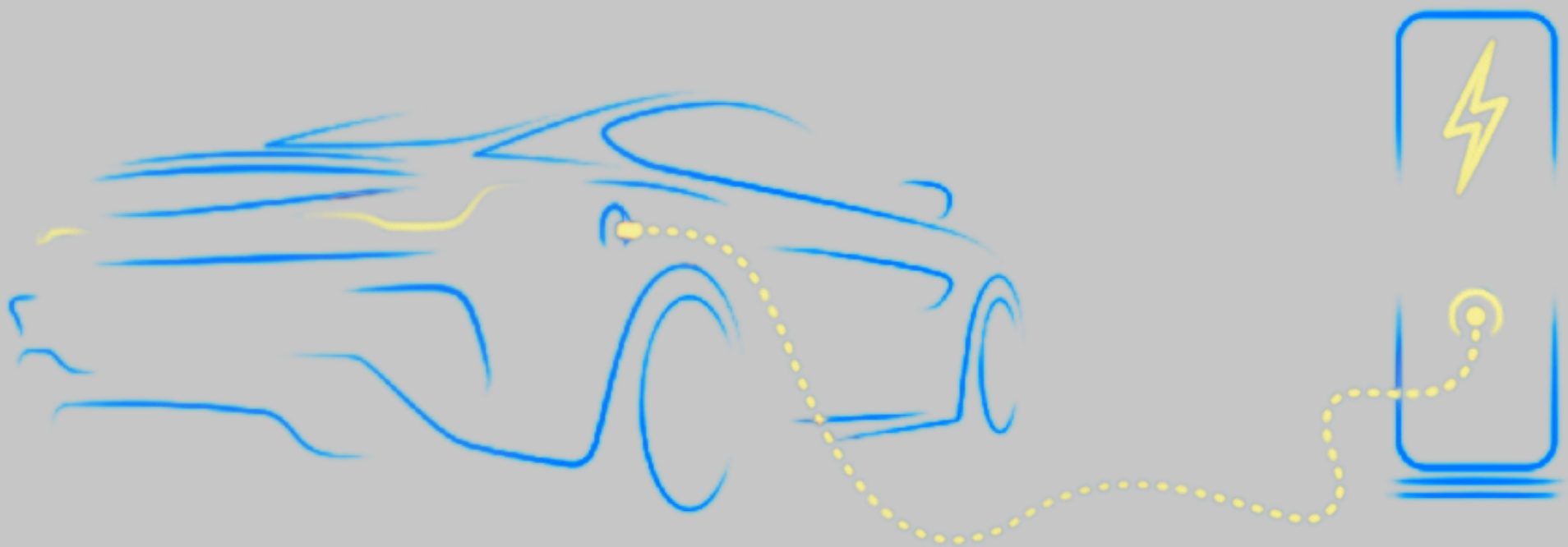


Grossmatta is **ENERGY**

THE PARKING INCLUDES PARKING SPACES WITH
ELECTRIC CHARGING.

Grossmatta provides 12 **parking spaces**, with the possibility of expanding up to 24, **for electric vehicle charging**. In addition to supplying energy to the car, the charging station offers **other benefits**, leveraging its technology to transform charging into a convenient and rewarding experience.

Furthermore, the A13 highway is currently underserved in terms of electric vehicle charging stations, making it a necessary and **indispensable stopping point for travelers**.



Grossmatta is ADVERTISING SPACES

WITH ITS STRATEGIC LOCATION AND A SIGNIFICANT INFLUX OF PEOPLE, IT CREATES THE FAVORABLE CONDITIONS TO DEVELOP ONE OF THE MOST CAPTIVATING SPACES TO LEVERAG FOR ADVERTISING.

Inside, on the ground floor and on the -1 level, **3 LED screens** allow for the transmission of **digital advertising: video commercials and posters**.

Located in the bar area and at the entrance of the facility, they easily capture attention.

The spaces are **available for rent** by companies/ individuals or by the tourism office, and **advertisements can be programmed**.

The **outdoor area** provides opportunities for interesting outdoor advertising spaces, which can include **installations with a significant visual impact**.



Grossmatta is **MEETING PLACE**

GET TOGETHER! MORE THAN A MEETING POINT!

The unique and privileged position of GROSSMATTÄ allows it to stand out, providing **various collateral businesses** with the opportunity to gain high visibility and resonance.

- Meeting point for group gatherings (cars, motorcycles, bicycles), corporate events, private events, etc.;
- Culinary festivals, e.g., street food;
- Tastings by companies of local or seasonal themed products;
- Car, motorcycle, and bicycle exhibitions;
- Advertising (year-round);
- Flagship store;
- Other...

Grossmatta is
ATM POINT

A REFERENCE POINT FOR THE TRAVELER.

& MORE... *Coffee / Food Truck*



For a quick break without giving up outdoor spaces during a long car journey.

During the summer, in the outdoor square, a Coffee & Food Truck serves **coffee, drinks, and fast dishes** like Bratwurst, hamburgers, ice cream, etc...

During the winter season, it is planned to replace the Coffee/Food Truck with a structure similar to a **Christmas chalet**, inspired by the typical stalls of Christmas markets. This chalet will be dedicated to the preparation and service of **hot beverages and typical delights** such as pretzels, raclette, etc...



FOOD TRUCK MENU		COFFEE	
		Espresso	3 cdt
		Cappuccino	3.30 cdt
		Latte macchiato	4 cdt
		Tè caldo	5 cdt
DRINKS		BREZEL	
Acqua	2.10 cdt	Brezel piccolo	3.20 cdt
Coca-cola	3.20 cdt	Brezel grande	4.20 cdt
Latte soda	3.20 cdt	Brezel al burro	5 cdt
BURGER			
Beef Burger Burger di manzo, insalata, formaggio		10 cdt	
Cheese Burger Burger di manzo, insalata, formaggio, formaggio		12 cdt	
Beef Bacon Burger Burger di manzo, insalata, formaggio, bacon		14 cdt	
SOMETHING SWEET			
Torta alla nutella longhessa		5 cdt	
Pancake cioccolato e arancia		4.20 cdt	



FIGURES

PROJECT FIGURES

Grossmatta is a box that allows to elevate and showcase different types of business creating strong synergies and leverage among them: Food & beverage, market/shop, rest area, meeting point, microliving, advertising, other services, etc.

BASED ON THE PROJECT PROPOSAL, HERE ARE SOME DATA:

	<u>PROJECT</u>
912.40	Sqm surface
05	Double rooms
24	Car parking spaces
12<	Car parking spaces with electric charging
108	Restaurant/bar seating capacity
32	Outdoor terrace/solarium seating capacity
Avaiable	Bike parking spaces
	Motorcycle parking spaces

GROSSMATT

STOP & TASTE

DEVELOPED BY SETA

Contact

Seta - Via Zurigo 35, 6900 Lugano, CH
T: +41(0) 91 922 07 30 - E: realestate@seta.ch