



CH-6925 Gentilino, Rue al Sapell

Unique Opportunity: Large Building Land in Gentilino

CHF 1,400,000.-

SEQUOIA
CONSULTING

Property description

In Gentilino, in a prestigious residential area and only 4 km from the center of Lugano, we offer for sale a large plot of 2,004 sqm, located in a quiet and reserved position, with access limited to residents and authorized only. The property is located in an exclusive context of villas and houses, offers 180° panoramic views and enjoys excellent sun exposure.

Master Plan - Zone R: The area is intended for residential, hotel, administrative, commercial and recreational buildings, provided they do not disturb.

Land characteristics:

Exploitation index: 0.5

Occupancy index: 30 %

Maximum height (roof top): 10.50 m

Maximum height (ridge top): 12.50 m

Minimum distance from the border: 4.00 m

Minimum distance between buildings: 8.00 m

Minimum green area: 40%

This property represents a unique opportunity for those looking for an exclusive residential setting, within walking distance of major services and close to the heart of Lugano

Characteristics

Availability	To agree	Reference	1058	Object Price	CHF 1,400,000.-
Type	Building lot	Ground surface	2,004 m²		

Picture(s)



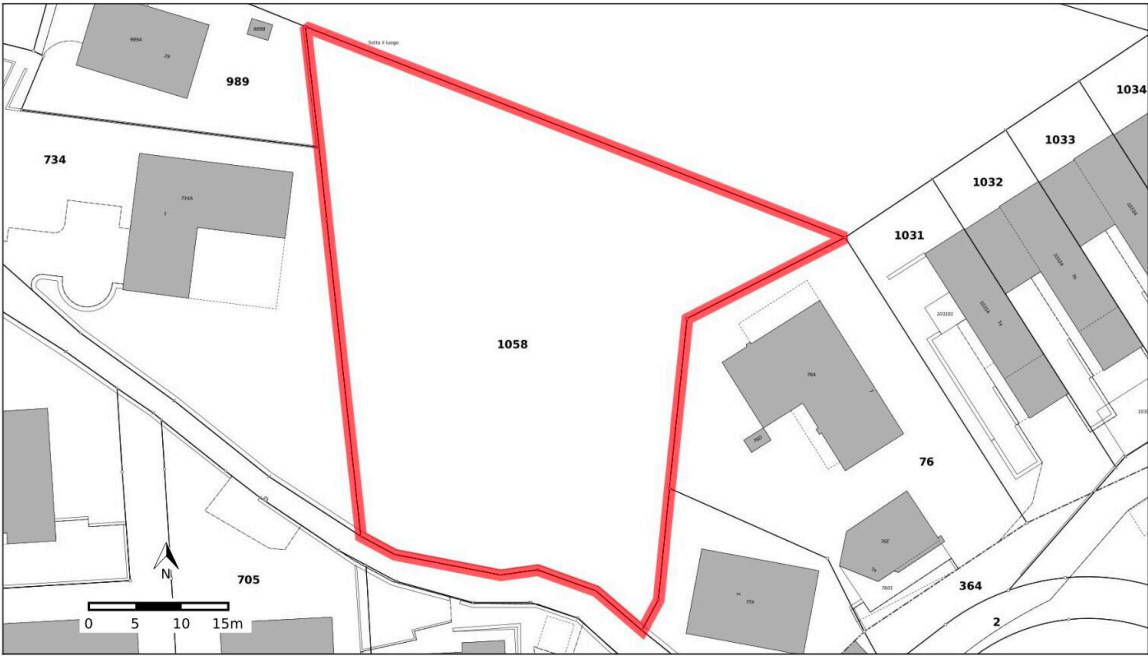






Plan cadastra de parcelle

Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)



Numero del fondo	1058
Tipo di fondo	Bene immobile
E-GRID	CH309207490215
Comune (N. UST)	Collina d'Oro (5236)
Sezione	Gentilino
Superficie	2004 m²

Contact

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Notes
