



FOR SALE

CH-6926 Montagnola, Via Castèl 5

Building Land in Montagnola - Prestigious Residential Area

CHF 3,800,000.-

SEQUOIA  
CONSULTING



# Property description

For sale is building land located in Montagnola, in an exclusive and quiet residential area known for its sunny climate and quality of life. The location offers privacy and a prestigious setting, ideal for the construction of a high-end residence.

## **Building parameters:**

- Residential zone: R3
- Maximum buildable height: 10.5 m
- Occupancy index: 30%
- Exploitation index: 0.5
- Minimum green area: 40%

## **The calculation of the index:**

- Fund area: 2'171 m<sup>2</sup>
- Non-calculable surface area (Forest): 24 m<sup>2</sup>
- Building area: 2'147 m<sup>2</sup>
- Maximum occupancy: 644.10 m<sup>2</sup>
- Maximum Exploitation: 1'073.50 m<sup>2</sup>
- Minimum Green Area: 858.80 m<sup>2</sup>

This property represents a unique opportunity for those who want to build in an exclusive area, surrounded by greenery and within walking distance of all essential services.

# Characteristics

Availability	To agree	Ratio	0.5
Type	Building lot	COS	30
Reference	7925	Ground surface	2,171 m²
Construction zone	R3		

Object Price	CHF 3,800,000.-
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# Picture(s)











# Contact

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## Your consultant

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# Notes

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