



FOR SALE

CH-6926 Montagnola, Via Campagna 20

Building Plot in Montagnola with Beautiful Lake View

CHF 2,700,000.-

SEQUOIA  
CONSULTING

# Property description

In the renowned residential neighborhood of Montagnola, in the heart of Collina d'Oro, we offer for sale with an **EXCLUSIVE MANDATE**, a magnificent building plot of 1'309 m<sup>2</sup>, graced with a splendid view of the lake.

The location is particularly privileged: quiet, sunny and surrounded by greenery, only 6 km from the center of Lugano and about 2 km from the prestigious American school TASIS.

## **Parametri edificatori:**

- Occupancy index (IO): 30%
- Exploitation index (IS): 0.5
- Green area (AV): 40% of SEN
- Maximum height (upper eaves line): ml. 10.50
- Maximum height (ridge): ml. 12.50
- Minimum distance from the border: ml. 4.00
- Minimum distance between buildings: minimum ml. 8.00

An ideal opportunity for the realization of an exclusive villa in one of the most desirable residential areas of the Lugano area

# Characteristics

Availability

**Immediate**

Reference

**4461**

Object Price

**CHF 2,700,000.-**

Type

**Building lot**

Ground surface

**1,309 m<sup>2</sup>**

# Picture(s)



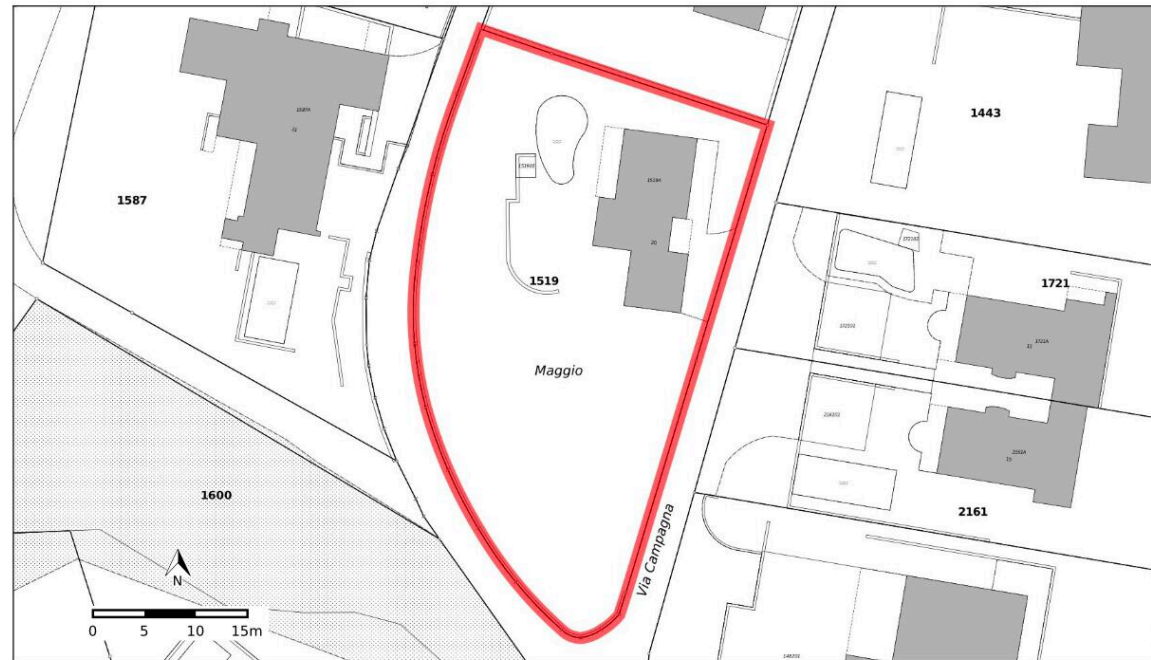








## Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)



<b>Numero del fondo</b>	<b>1519</b>
Tipo di fondo	Bene immobile
E-GRID	CH969202075327
Comune (N. UST)	Collina d'Oro (5236)
Sezione	Montagnola
Superficie	1309 m <sup>2</sup>

# Contact

## Sequoia Consulting Sagl

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## Your consultant

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# Notes

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