



FOR SALE

CH-6984 Pura, Strada ara Morèla 16

Building land in green area and excellent potential in Pura

CHF 1,450,000.-

SEQUOIA  
CONSULTING



# Property description

In a quiet and sunny location, close to greenery and with open views of the surrounding landscape, we offer for sale this building plot of 1,475 sq m located in the municipality of Pura, a few minutes from Magliaso and Caslano.

The plot is located in a well-served residential area characterized by quality single-family homes, with convenient access from the paved municipal road. The shape of the land and the slight slope allow different architectural solutions, ideal for one or more modern homes with gardens and private parking.

## **Building possibilities:**

- PR zone: residential intensive housing (AbI)
- Exploitation index: 0.5
- Occupancy index: 30%
- Maximum height at the eaves: 6.50 m
- Maximum roof slope: 40% (flat roof also allowed)
- Minimum distance from boundaries: 3.00 m
- Minimum setback from the municipal road: 3.00 m

## **Building potential:**

The exploitation index of 0.5 allows a gross usable building area of about 737 m<sup>2</sup>, ideal for the construction of:

- one or more detached or semi-detached houses,
- or a small residential apartment complex.

## **Strengths:**

- Scenic, quiet and well-sunlit location
- Well-kept and green residential neighborhood
- Convenient vehicular access
- Proximity to schools, services and public transportation
- Excellent potential for development

# Characteristics

Availability	Immediate	Ratio	0.5	Object Price	CHF 1,450,000.-
Type	Building lot	Ground surface	1,475 m²		
Reference	1699				



# Picture(s)





# Exterior view





# Picture(s)





# Exterior view





# Contact

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## Your consultant

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# Notes

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