



CH-6962 Viganello, Via Aldesago 11

Property with Great Building Potential on Monte Brè

CHF 2,800,000.-

**SEQUOIA**  
CONSULTING

# Property description

In a dominant and panoramic position on the slopes of Monte Brè, we offer for sale a property with breathtaking views of Lake Lugano and the surrounding mountains.

The property is located at 11 Aldesago Street , Viganello and consists of a house built in the 1960s, currently divided into 3 apartments.

The real special feature is the land and its building potential:

**Land area:** 808 m<sup>2</sup>

**Gross usable building area (SUL):** 320 m<sup>2</sup>

**Potential:** possibility to build a prestige villa with access even from below

# Characteristics

Availability	<b>Immediate</b>
Type	<b>Building lot</b>
Reference	<b>8221</b>

Living area	<b>320 m²</b>
Ground surface	<b>808 m²</b>

Object Price	<b>CHF 2,800,000.-</b>
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# Picture(s)





# Exterior view









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



Numero del fondo	523
Tipo di fondo	Bene immobile
E-GRID	CH100007930210
Comune (N. UST)	Lugano (5192)
Sezione	Viganello
Superficie	808 m²
Stato della misurazione ufficiale	27.08.2025

# Contact

## Sequoia Consulting Sagl

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## Your consultant

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