



FOR SALE

CH-6702 Claro, Via alla stazione 7

Property with 3 Apartments and Building Potential

CHF 2,500,000.-



Property description

Nestled in the picturesque landscape of Claro, in a quiet and sunny residential area, this attractive property represents an ideal opportunity for both investors and families looking for a multifamily living solution. Situated on a large plot of 1'424 m², the house enjoys a privileged location, surrounded by greenery and with splendid views of the mountains that characterize the region.

The building consists of 3 independent apartments, spread over 3 levels, with a total Gross Floor Area (GFA) of approximately 364 m². The units offer generous and well-distributed spaces:

Ground floor apartment: 91.95 m²

Apartment on the second floor: 139.85 m²

Apartment on the second floor: 136.85 m²

The property also has 7 parking spaces (including 2 garages with automatic doors, 2 covered spaces and 3 outdoor spaces), ensuring convenience and practicality for residents and guests.

Outside, the large manicured garden and ample green spaces create a private and relaxing environment, ideal for moments of outdoor recreation. The location offers the perfect balance between tranquility and proximity to the region's main services, schools, road connections, and infrastructure.

One of the most attractive aspects of the property is its significant residual building potential. Residual Gross Floor Area (SUL) is available on the property, which offers attractive opportunities for expansion or development of new housing units, subject to the verifications and approvals of the relevant authorities.

A property set in one of the most appreciated residential contexts in Claro, where living comfort, privacy and quality of life blend harmoniously.

Characteristics

Availability	To agree	Heating type	Fuel oil
Type	House	Heating installation	Radiator
Reference	3229	Living area	364 m²
Rooms	12	Ground surface	1,424 m²
Bedrooms	7	Parking spaces	7
Bathrooms	5		

Object Price	CHF 2,500,000.-
Number of parkings	
7x Total	

Exterior view







Interior view













Exterior view



Interior view















Exterior view



Interior view



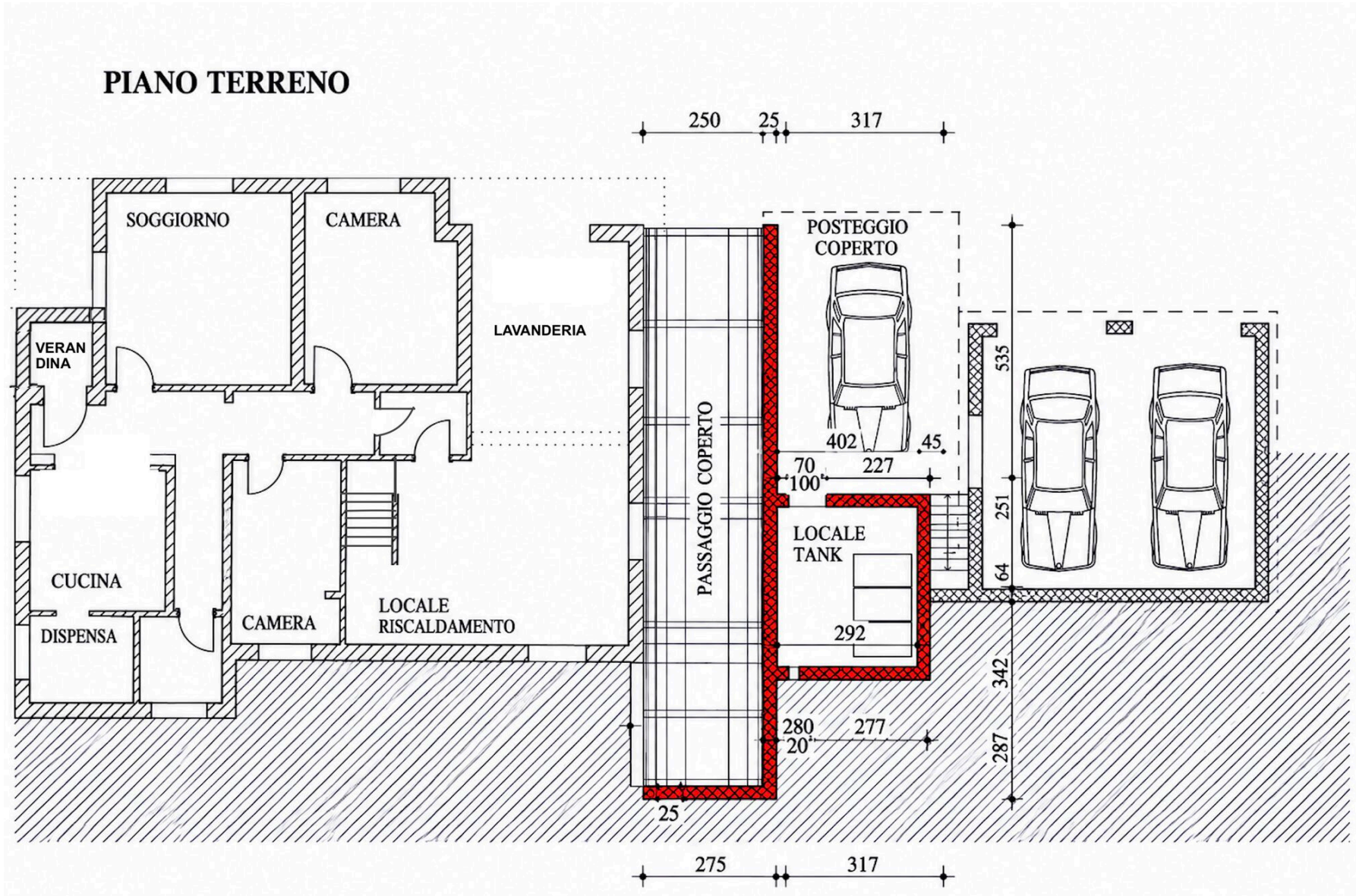
Exterior view

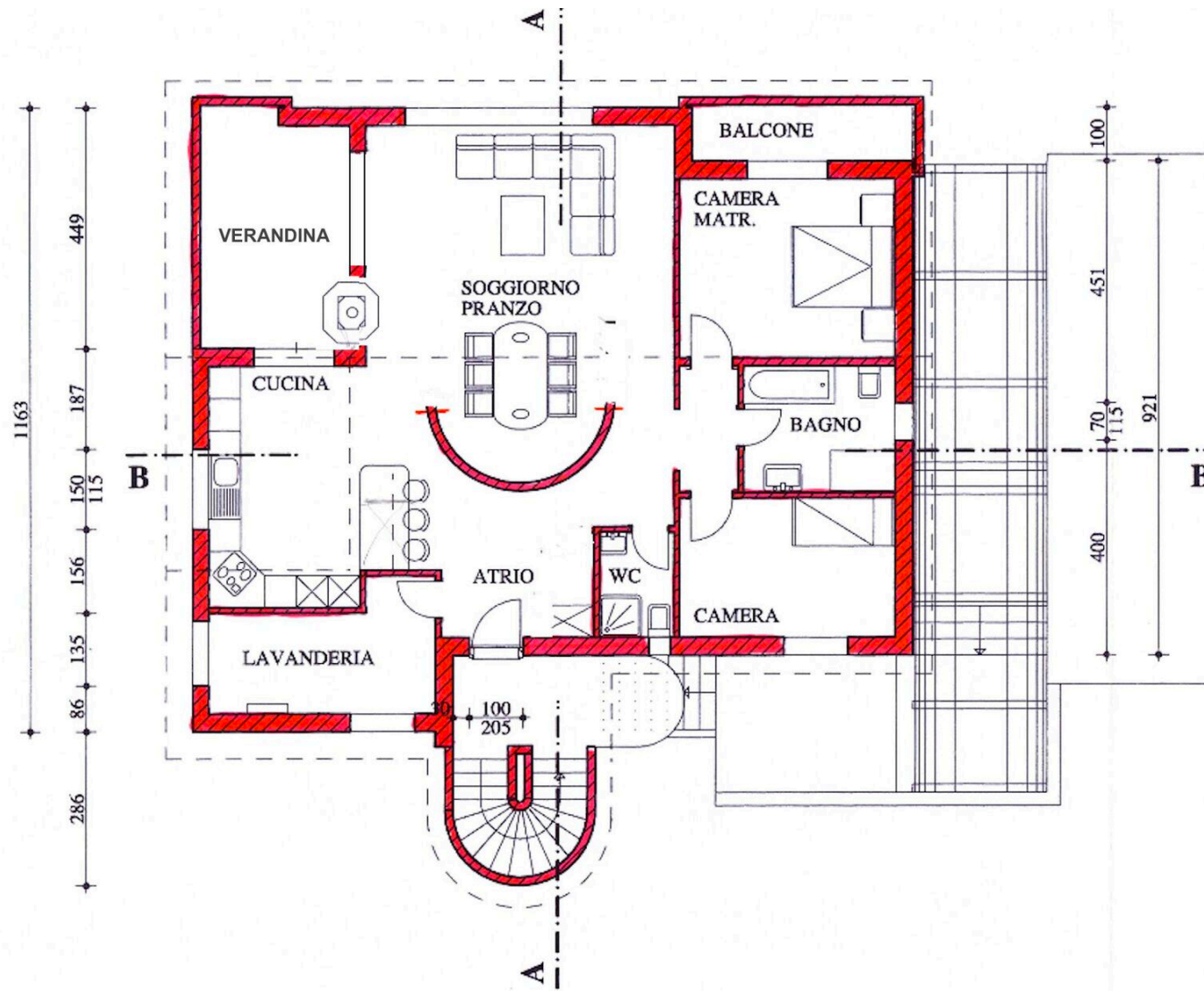






Plan





SECONDO PIANO

Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
<http://sequoiaconsulting.ch>

Your consultant

Mr. Ferrari Fabio
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes
