



FOR SALE

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 m²

Gross usable building area (SUL): 320 m²

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

Characteristics

Availability	Immediate
Type	House
Reference	7029

Living area	320 m²
Ground surface	808 m²

Object Price	CHF 2,800,000.-
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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

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Notes
