CH-6912 Pazzallo

Building Land in Lugano-Pazzallo: Quiet and Well Connected Area

CHF 890,000.-

SEQUOIA CONSULTING

Property description

In Lugano-Pazzallo we offer for sale a building plot located in a quiet, green and well-exposed residential area. The property is located in a reserved area of the municipality of Lugano and represents an interesting opportunity for those who wish to build a single-family villa or a personalized residential project.

The land is located in an extensive residential area R2, characterized by low-density construction and a pleasant living environment, ideal for those seeking privacy, sunshine and quality of life just a few minutes from the city center.

The flat and easily exploitable land is ideal for designing gardens, terraces, green areas or outdoor spaces dedicated to leisure.

Excellent luminosity and good exposure to the sun throughout the day.

The location of Pazzallo allows you to live in a quiet and green environment while maintaining quick access to the center of Lugano, public transport, schools, services and motorway access.

Building parameters of the R2 area

According to the provisions applicable to the extensive residential area R2, the following parameters in particular apply:

– maximum exploitation index: 0.4;
– maximum occupation index: 25%;
– maximum building height: 7.00 ml;
– maximum building length: 26.00 ml;
– minimum distance from the boundary: 3.00 ml.

An interesting plot of land for those who wish to build an exclusive property in one of the most convenient and sought-after residential areas of Lugano.

Non contractual document: 18.11.2026

Characteristics

Availability	**Immediate**	Reference	**6873**	Object Price	**CHF 890,000.-**
Type	**Land**	Ground surface	**990 m²**		

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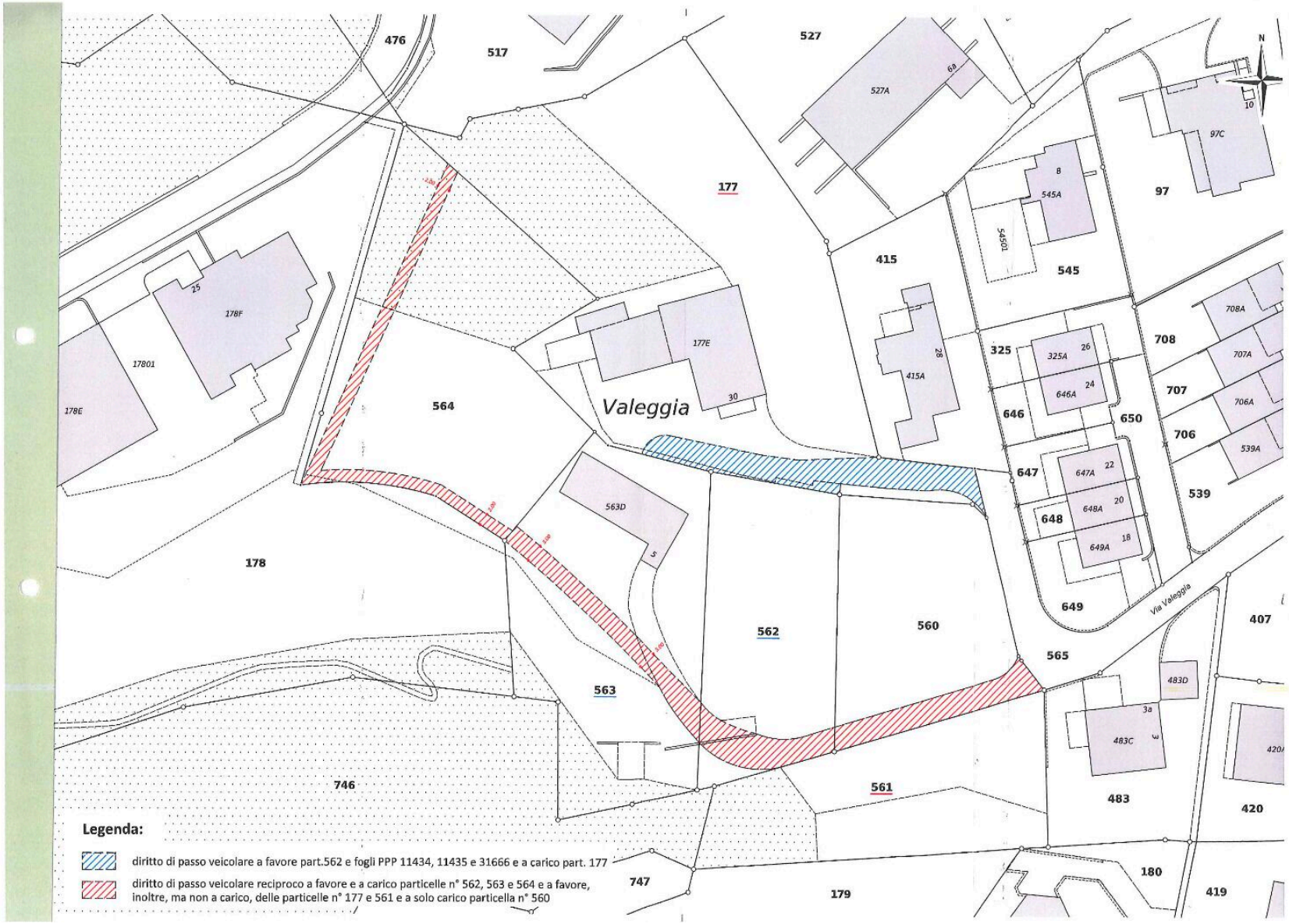
Exterior view

Plan



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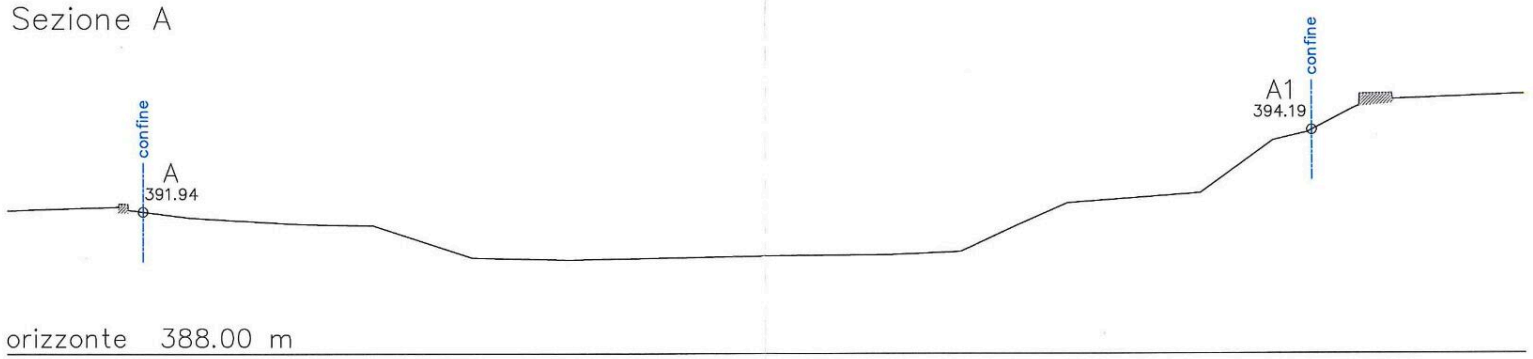

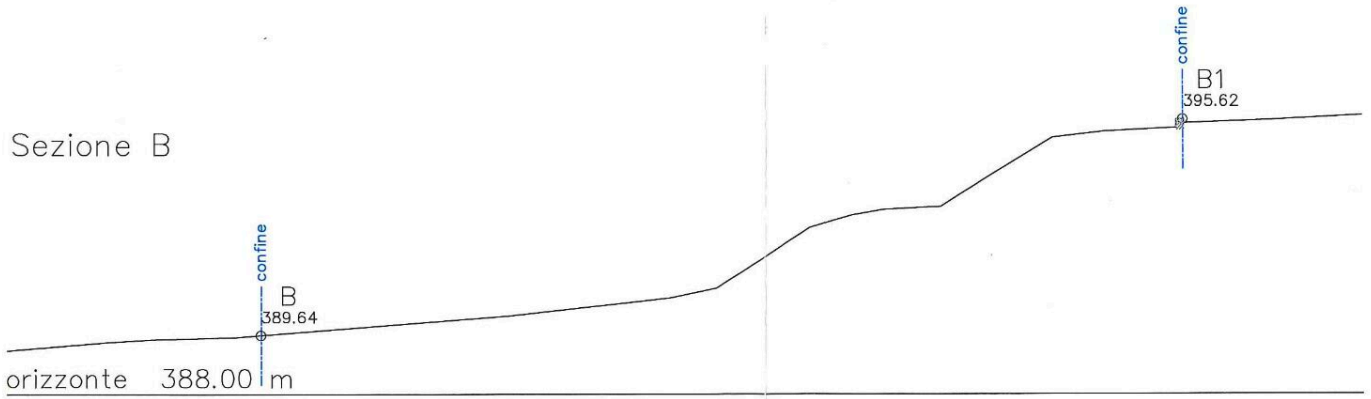

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