

Land For Sale in Lugano



2660 mq | Bathrooms: 0 | Bedrooms: 0 | Rooms: 0

In Lugano-Valcolla, in the Maglio di Colla area, we are selling **several parcels of building land in a residential area R3, exploitation index 0.5; employment index 30 %; maximum height 10 meters.** One parcel includes a former restaurant with accommodation to be completely renovated in a traditional nucleus area, which can be transformed into a multi-family house, a small building or the current use can be maintained. The other lands are located on the hill behind the former restaurant. The area is very quiet, sunny and with an open view. The existing building has a total gross area of approx. **900 sq m**, with about 20 rooms including restaurant-bar, kitchen, warehouse, closets, deposits, bedrooms, bathrooms and an apartment with separate access. The building is accessed via a side terrace or from the entrance door from the main road. On the rear parcel there is also a separate unfinished 3-storey accessory building (the one above is new). Summarizing we have: **The parcel of the former restaurant of 595 square meters in the traditional nucleus area and 4 parcels of building land for a total of approx. 2'065 m2 in residential area R3, behind the restaurant.** At 200 meters there are: kindergarten, primary school, post bus stop and bar-restaurant. **The property is very interesting as it lends itself to various real estate uses (private**



residence, income buildings, tourist-hotel) etc.

Property detail

Code: A2318-T	Contratto: FOR SALE
Type: Land	Region: Ticino
Province: Distretto di Lugano	Municipality: Lugano
ZIP: 6959	Price: 790,000 CHF
Total Sqm: 2660 sq.m	Bedrooms: 0
Bathrooms: 0	Rooms: 0

Features

Buildability indexes	Primary Residence
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Nearby

Kindergarten	Elementary Schools
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