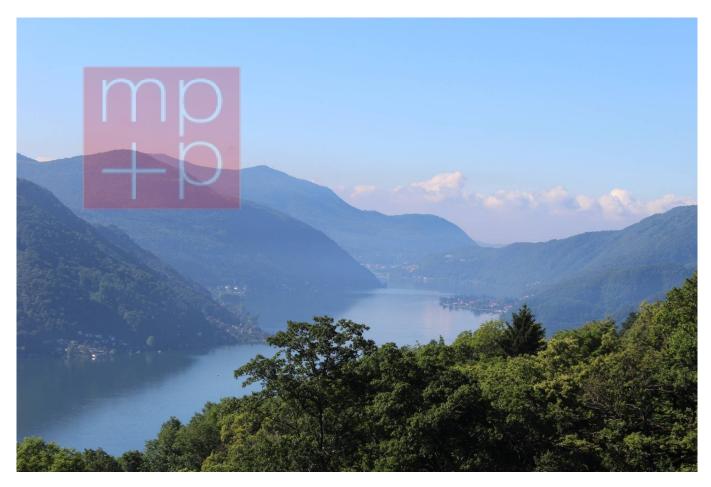


## **Land For Sale in Bioggio**



1121 mq | Bathrooms: 0 | Bedrooms: 0 | Rooms: 0

Beautiful **LAND** for building in a hilly, green, quiet and sunny position in **CIMO** (Municipality **BIOGGIO**) with various interesting advantages:

- . Superb LAKE VIEW!
- . PRIMARY or SECONDARY RESIDENCE!
- . Particularly low tax multiplier: 57%!
- . BUILDING LICENSE with approved project for 2 terraced VILLAS (variant-2) with a budget of approx. Chf 3'000'000 for their construction, but with possible variants (there is also a variant-1 with 4 apartments)!

This fund, which has a total area of **1'121 sqm** and is only about 10 minutes away. by car from the LUGANO entrance and from the motorway entrance to Milan and Zurich, it is located in a semi-intensive residential area "RE+" with an Occupancy Index (IO) of 40% and an Exploitation Index (IS) of 0, 5, which also thanks to a transfer of indices reaches a total of approx. **670 sq.m** ("Gross Useful Area" habitable-heated).

The approved project provides for the construction of 2 independent terraced VILLAS with direct lift

**Elementary Schools** 

**Post Offices** 



into the house (see plans), each of **around 330 sq.m** on 2 levels (living area and sleeping area), with large terraces and garden.

At level 0 there is a **shared garage** with the **2 private cellars and 8 parking spaces** (4 per villa = 4 below and 4 above with lift).

Each villa has a land area of approximately 390 s.qm + 50% of the common land of approximately 340 s.qm, where there is lawn and the entrance road which leads to the garage. Heat pump-coil heating.

## **Property detail**

Childrens playgrounds

Middle Schools

**Shopping Centers** 

<b>Code</b> : D2155-T2		Contratto: FOR SALE
Type: Land		Region: Ticino
<b>Province</b> : Distretto di Lugano		Municipality: Bioggio
<b>ZIP</b> : 6992		<b>Price</b> : 990,000 CHF
Total Sqm: 1121 sq.m		Bedrooms: 0
Bathrooms: 0		Rooms: 0
Features		
Street Frontage	Water Pipes	Electricity
Telephone Lines	Building license	Existing project
Holiday Residence	Sewers	Primary Residence
Lake View		
Nearby		
Football Fields	Sport Centers	Bike Lanes

Kindergarten

Bar / Restaurants



