

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



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

Code: D2155-T2

Contratto: FOR SALE

Type: Land

Region: Ticino

Province: Distretto di Lugano

Municipality: Bioggio

ZIP: 6992

Price: 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

Childrens playgrounds

Kindergarten

Elementary Schools

Middle Schools

Bar / Restaurants

Post Offices

Shopping Centers





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