

## 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





