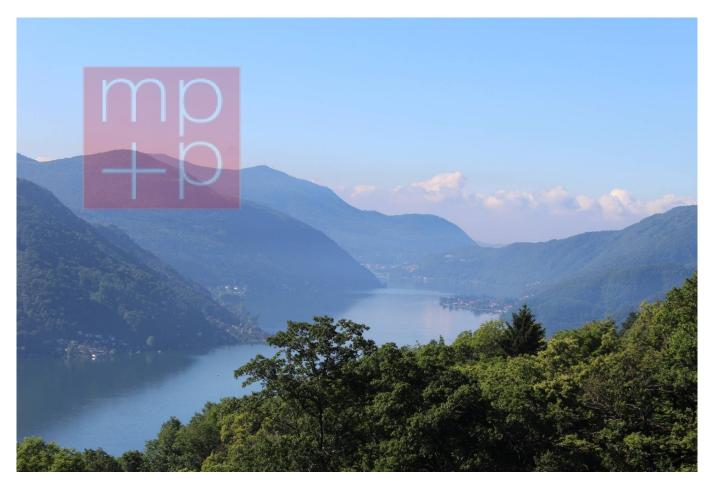


Land For Sale in Bioggio



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

Shopping Centers

| Code : D2155-T2 | | Contratto: FOR | SALE |
|-------------------------------|-------------------|------------------------|--------------------|
| Type: Land | | Region: Ticino | |
| Province: Distretto di Lugano | | Municipality: E | 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 | 3 | Post Offices |



