

Land For Sale in Bioggio



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

Beautiful building land in a hilly, green, quiet and sunny position in **CIMO (BIOGGIO municipality)** approx. 10 minute drive from the entrance to Lugano-city and the motorway junction for Milan-Zurich, with various interesting advantages: **1) Stunning LAKE VIEW! 2) Both PRIMARY and SECONDARY RESIDENCE! 3) Tax multiplier among the lowest in Ticino! 4) BUILDING LICENSE with approved project for 4 terraced apartments but with possible variations!** This property, which has a total surface area of **1'121 sqm**, is located in a semi-intensive "RE+" residential area with an **Occupancy Index (IO) of 40%** and an **utilization Index (IS) of 0.5** which also thanks with a transfer of indices it reaches a total of approx. **670 sqm** gross (Heated Gross Useful Area). The approved project involves the construction of **4 terraced apartments**, each of 4.5 rooms and with a total heated living area of approx. **640 SQM**, in addition to the various **large terraces and gardens** (see the plans) and the various service rooms (cellars, etc.) and the **garage for 7 cars** (possibly **variant for 8 cars**). All homes are equipped with a lift directly into the house, 3 bathrooms (bathrooms/showers/bidets/wc, etc.), in-house laundry, pantry and/or storage room, large terrace and garden. **Possibility of variations**, such as **2 VILLAS** (instead of 4 apartments) on 2 floors and over 300 SQM gross each. Heat pump-coil heating.

Property detail



Code: D2155-T4

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

Sport Centers

Bike Lanes

Childrens playgrounds

Kindergarten

Elementary Schools

Middle Schools

Bar / Restaurants

Post Offices

Shopping Centers



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