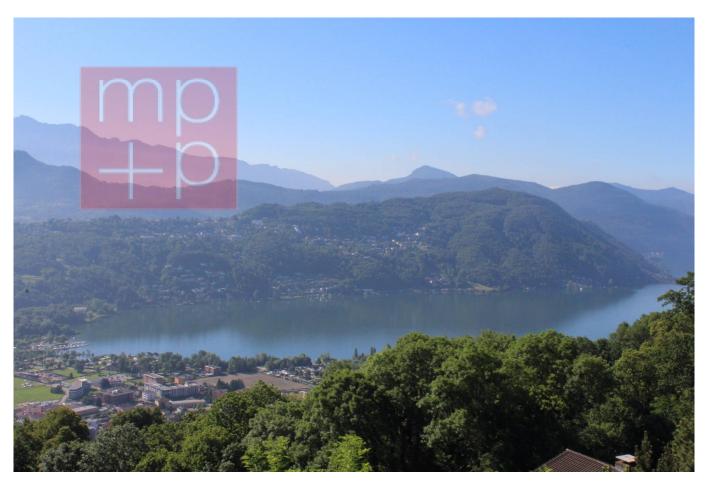


## **Land For Sale in Bioggio**



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



