

# New Residence For Sale in Bellinzona



**134 mq | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

In Bellinzona-Carasso in the Galbisio area, we sell **modern APARTMENTS in NEW RESIDENCE**, also as SECONDARY RESIDENCE, on a land surrounded by nature, with an excellent southern exposure and in an elevated position compared to the other buildings, bordering the forest and with a direct path to the river, pedestrian connection with Gorduno and a few kilometers from the Bellinzona-Nord motorway access, a few minutes from the center of Bellinzona and 500 meters from the Ticino river. The residence is oriented towards the valley, thus guaranteeing the best view of the castles of Bellinzona, which at night when illuminated make a wonderful atmosphere.

The buildings have high energy efficiency with MINERGIE-P certification and photovoltaic system.

The residence is made up of 3 blocks for a total of 8 bright apartments with large gardens and/or terraces, with covered and uncovered parking spaces at the back, where there are also the accesses to the houses.

**BLOCK A:** 1 x 4.5-room duplex apartments with garden + 1 x 3.5-room apartment with garden + 2 x 3.5-room apartment (SOLD).

**BLOCK B:** a 4.5-room duplex apartment with garden + a 4.5-room apartment.

**BLOCK C:** a 4.5-room duplex apartment with garden + a 4.5-room apartment.



Note: Currently for duplexes the sleeping area can be reversed with the living area if necessary.  
Each unit has a laundry room in the house and 1 private cellar.  
5 outdoor parking spaces for Chf 20'000 .- / each.  
4 covered parking spaces for Chf 35'000 .- / each.  
Possibility to customize the interior spaces and finishes.  
End of works scheduled for Spring 2025.

## Property detail

**Code:** D2156-R

**Contratto:** FOR SALE

**Type:** Apartment, Apartment with Garden, New Residence, Penthouse / Attic

**Region:** Ticino

**Province:** Distretto di Bellinzona

**Municipality:** Bellinzona

**ZIP:** 6503

**Price:** 930,000 CHF

**Total Sqm:** 134 sq.m

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

## Features

Bathroom with Bathtub

Photovoltaic panels (electricity)

Minergie

HOLIDAY RESIDENCE

Guest Parking spaces

Bathroom with Shower

Heat pump

MAIN RESIDENCE

Laundry

Garden

## Nearby

Football Fields

Sport Centers

Tennis Courts

Bike Lanes

Childrens playgrounds

Kindergarten

Elementary Schools

Middle Schools

Bar / Restaurants

Post Offices



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