

House For Sale in Pura



177 mq | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

In the heart of Malcantone, we present a new construction project with **4 HOUSING UNITS** that manages to capture both the heart and the mind. Its location in the **municipality of Pura, just 10 kilometers from Lugano** and **close to the shores of Lake Ceresio**, makes it an extraordinary option for those who wish to be close to all the comforts without giving up a peaceful setting immersed in nature. The independent housing units will be realized of green building with great attention to sustainability, thanks to the use of natural materials, a wooden structure and solar shading systems integrated into the windows. The housing units are spread over **3 different floors**: a large and bright living area is located on the **GROUND FLOOR** consisting of a modern complete and equipped kitchen, and the living room that overlooks the outdoor patio, a true and proper extension of the internal space thanks to the use of bioclimatic pergolas for the roof included in the specifications. We also find on the same floor, a service bathroom and a laundry room. On the **FIRST FLOOR** we find the master bedroom with direct access to the private terrace and equipped with a generous walk-in closet and a main bathroom with double sink and shower. On the same floor there are two other single bedrooms, also equipped with an external terrace, and another bathroom. In the hallway, a spiral staircase leads to the **large sun terrace**, specifically designed to offer an additional outdoor space dedicated to relaxation, in respect of privacy. To complete this property, **in the**



BASEMENT there are **2 parking spaces for exclusive use**, a technical room and a cellar. The objective of the project is to create a residence with maximum living comfort, able to satisfy the different needs of well-being, health and living spaces, thanks to the choice of natural materials and the identification of excellence in Italian design. **The housing units boast innovative technologies for thermal control, as well as the use of an integrated basic home automation system for regulating the scenarios.** Great importance is also given to the outdoor spaces, cared for in terms of their aesthetics, practicality and comfort, with particular attention to the greenery and shading, creating harmony with the surrounding nature. The houses are delivered complete with excellent interior finishes, bathrooms and designer kitchens. **The current phase of construction still allows the customization of the spaces** desired by the customer. There is also the **possibility of offering customized finishing, furnishing and design services implementation packages.** Expected delivery in autumn 2024. For more information, please do not hesitate to contact us.

Property detail

Code: D2343 **Contratto:** FOR SALE

Type: House **Region:** Ticino

Province: Distretto di Lugano **Municipality:** Pura

ZIP: 6984 **Price:** 1,390,000 CHF

Total Sqm: 177 sq.m **Bedrooms:** 3

Bathrooms: 3 **Rooms:** 4

Features

Parquet	RASI (electricity certification)	Guest Bathroom
Shutters	Tiles	Bathroom with Bathtub
Pergola	Domotics	Bidet
Bathroom with Shower	MAIN RESIDENCE	Laundry

Nearby

Football Fields	Sport Centers	Kindergarten
Elementary Schools	Bar / Restaurants	Post Offices
Shopping Centers	Municipal Offices	



