

## Land For Sale in Lugano



**900 mq | Bathrooms: 0 | Bedrooms: 0 | Rooms: 0**

In **Villa Luganese**, a district of **Lugano**, in an extremely quiet, sunny and open-view hilly residential area, we are selling **900 sqm of LAND, entirely buildable**. The land is located close to schools (100 meters on foot) and public transport (50 meters on foot), and is one of the last free lands in the area. The land is located in the **extensive R2 residential area** with the following building indexes: **Utilization index: 0.4, which means that the gross usable surface area is 360 sqm. Occupancy index: 35%. Minimum green area: 30%. Maximum height of buildings: 7.20 meters at the eaves and 9.20 meters at the ridge. Maximum height of buildings with flat roofs: 8.20 meters.** The minimum distance to be kept in the eastern section bordering the municipal road is 3 meters (+ 0.5 meters to be left for a possible future widening of the road itself); the minimum distance to be kept in the northern section where a stream flows is 8 meters; in the other sections the minimum distance to be kept is 4 meters. Vehicle access is possible both along the eastern section that borders the municipal road, and along the southern section that borders a municipal path that leads to the center of the village of Villa Luganese. **This residential land is a real opportunity for those who love nature and want to live in a quiet setting on the**



## outskirts of Lugano.

### Property detail

<b>Code:</b> D2509-T (P)	<b>Contratto:</b> FOR SALE
<b>Type:</b> Land	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Lugano	<b>Municipality:</b> Lugano
<b>ZIP:</b> 6966	<b>Price:</b> 855,000 CHF
<b>Total Sqm:</b> 900 sq.m	<b>Bedrooms:</b> 0
<b>Bathrooms:</b> 0	<b>Rooms:</b> 0

### Features

Street Frontage	Water Pipes	Electricity
Telephone Lines	Buildability indexes	Sewers
Primary Residence		

### Nearby

Football Fields	Sport Centers	Tennis Courts
Public Transport	Kindergarten	Elementary Schools
Bar / Restaurants		



