

Land For Sale in Bellinzona



1202 mq | Bathrooms: 0 | Bedrooms: 0 | Rooms: 0

We are selling a **1,202 sqm flat building plot in Gnosca**, a quiet and **appreciated residential neighborhood of Bellinzona**. It is ideal for those looking to build their dream home in a private and easily accessible setting without sacrificing urban conveniences. The location is strategic: **downtown Bellinzona is just minutes away**, as are schools, services, shops, and major transport links. Gnosca also retains **significant historical and cultural value**, which contributes to its charm and identity, making it a pleasant and sought-after part of the region.

The lot is located in a **residential zone R2** and offers excellent building potential with a **utilization index of 0.4 and an occupancy rate of 30%**. This allows for the construction of appr. **480 sqm of gross living area** for: **two detached houses, or a house with 2 flats** with large internal and external spaces, or a **building with at least four or more apartments**.

The **maximum building height of 7.5 meters**, with a **ridge height of up to 10 meters**, allows for modern and well-proportioned architectural solutions.



The **regular and flat conformation of the land** makes the construction project simple and advantageous, reducing preparation costs, making it an ideal proposition for both private individuals and investors.

The area stands out for its **authentic and relaxing atmosphere**, characterized by a well-kept natural setting, splendid green spaces and an open view of the surrounding mountains.

A perfect place for families, couples, and tranquility seekers seeking a balance between privacy, comfort, and quality of life.

Property detail

Code: D2605-T

Contratto: FOR SALE

Type: Land

Region: Ticino

Province: Distretto di Bellinzona

Municipality: Bellinzona

ZIP:

Price: 890,000 CHF

Total Sqm: 1202 sq.m

Bedrooms: 0

Bathrooms: 0

Rooms: 0

Features

Street Frontage

Water Pipes

Electricity

Telephone Lines

Buildability indexes

Sewers

Primary Residence

Nearby

Football Fields

Sport Centers

Childrens playgrounds

Kindergarten

Elementary Schools

Bar / Restaurants

Post Offices



