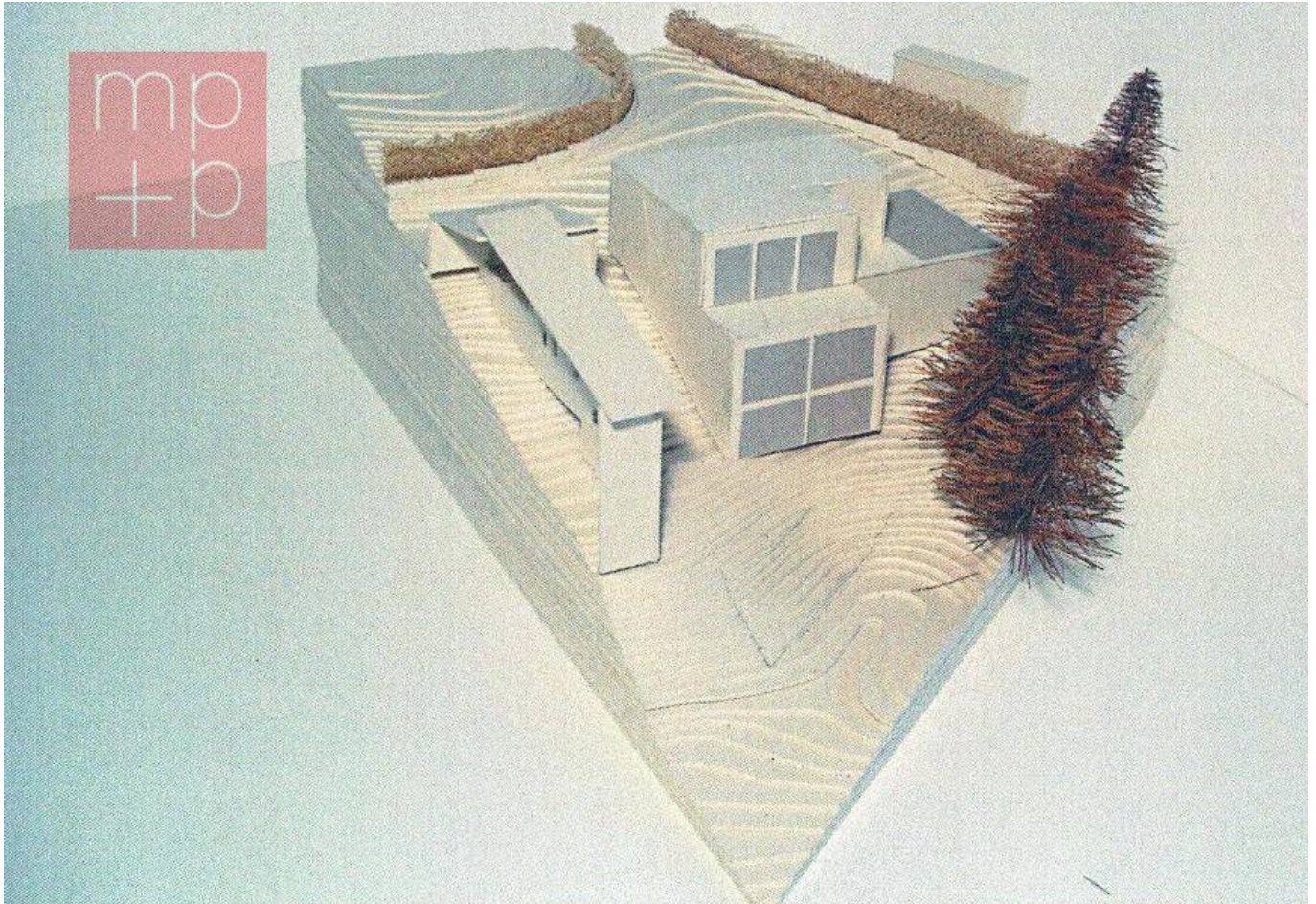


## Land For Sale in Vacallo



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

For sale in **Vacallo**, we offer a 524 sqm **RESIDENTIAL LAND** located in one of the most private and quiet areas of the municipality. Access is via a private road, shared with both owners, ensuring privacy and security. The plot offers the following building specifications:

**Occupancy Index: 0.25;**

**Land use ratio: 0.40**

These indices allow for the construction of a **luxury detached villa** or a modern **semi-detached house**, ideal for those who wish to live in a peaceful residential setting yet close to all the main services and connections with Chiasso, Mendrisio and Italy.

**There is a preliminary design with three variants for a modern villa.**

Thanks to its strategic location, the land combines **tranquility and comfort**, offering excellent potential for both private individuals and investors.

**Strengths:**

Quiet and well-maintained residential neighborhood.

Convenient and safe access from a private road.



Optimal building parameters for modern projects.  
Close to schools, shops, and essential services.  
Ideal for those seeking quality of life and privacy.

**Call now for more information!**

### Property detail

**Code:** E2560-T

**Contratto:** FOR SALE

**Type:** Land

**Region:** Ticino

**Province:** Distretto di Mendrisio

**Municipality:** Vacallo

**ZIP:**

**Price:** 270,000 CHF

**Total Sqm:** 524 sq.m

**Bedrooms:** 0

**Bathrooms:** 0

**Rooms:** 0

### Features

Buildability indexes

Primary Residence

### Nearby

Football Fields

Sport Centers

