

## Land For Sale in Capriasca



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

We offer for sale a **630 sq m building plot located in Lopagno-Capriasca**, in a quiet and sunny hillside residential area. It's just a **5-minute drive from Tesserete**, where all the main services and amenities are located, and about **20 minutes from Lugano**.

The property is located in the R2 zone, ideal for residential buildings, with the following urban planning parameters:

**Utilization index: 0.5; Occupancy index: 30%; Minimum green area: 30%.**

The privileged location guarantees open and **panoramic views of the valley all the way to the lake**, offering privacy, brightness, and quality living in a natural and private setting.

The land is suitable for the construction of **315 sq m of living space** for a:

**Prestigious single-family villa;  
Detached or semi-detached house.**



**An ideal solution for those looking to build a personalized home in a well-served residential area, just minutes from the main transport links and services in the Capriasca area.**

There is a preliminary project, not yet approved, for a modern, elegant villa, which can be purchased in addition to the land.

**For further technical information or to arrange an on-site inspection, please contact us.**

### Property detail

**Code:** E2611-T

**Contratto:** FOR SALE

**Type:** Land

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Capriasca

**ZIP:** 6956

**Price:** 740,000 CHF

**Total Sqm:** 630 sq.m

**Bedrooms:** 0

**Bathrooms:** 0

**Rooms:** 0

### Features

Buildability indexes

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### Nearby

Banks

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