
HILLS
RESIDENCE
Where the dreams go on vacation
Via Posero 1, 22061 Campione d'Italia


App. 3.1
App. 3.2
CLICK HERE

3.1 + 3.2

PENTHOUSE APARTMENTS WITH ROOF TERRACE





3.1



3.5 ROOM PENTHOUSE APARTMENT WITH ROOF TERRACE

PRICE

€ 781.650,-

Your exclusive home with a view of Lake Lugano

Welcome to your new home in Campione d'Italia, one of the most beautiful and exclusive locations on Lake Lugano. This newly built apartment combines modern design, first-class amenities and a breathtaking panoramic location.

The 3.5-room apartment impresses with a spacious living area and an open, modern kitchen-living room that leaves nothing to be desired. The large balcony offers an incomparable view of Lake Lugano and invites you to spend relaxing hours with a view of the opposite shore.

Other highlights include:

• Spacious roof terrace: A mega-large 360-degree roof terrace that allows you to experience the lake and the surrounding mountains from every perspective.

• Two bathrooms: High-quality branded fittings from Zucchetti ensure stylish comfort.

• High-quality furnishings: Elegant parquet flooring, underfloor heating and modern materials guarantee the highest level of living comfort.

• Practical details: An optional private garage space, an elevator and absolute tranquility make this property perfect for a relaxed life.

2 Beds

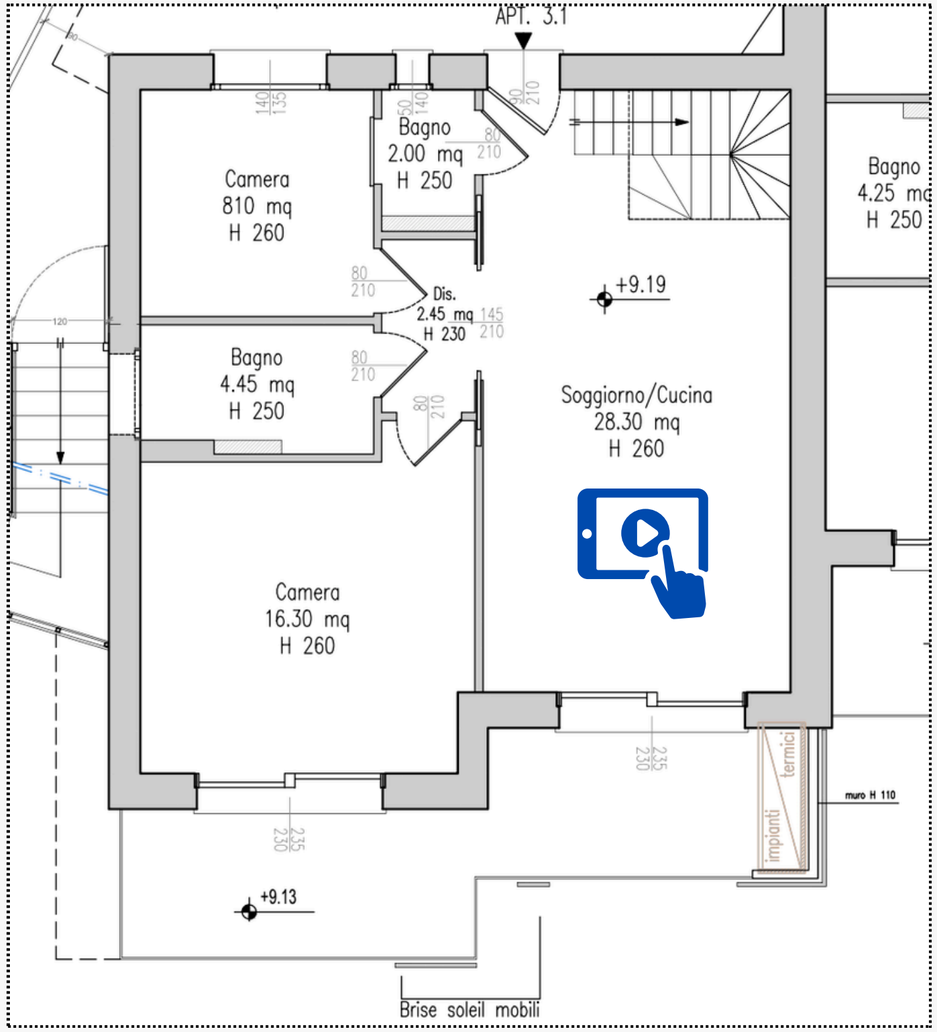
2 Baths

1 Car

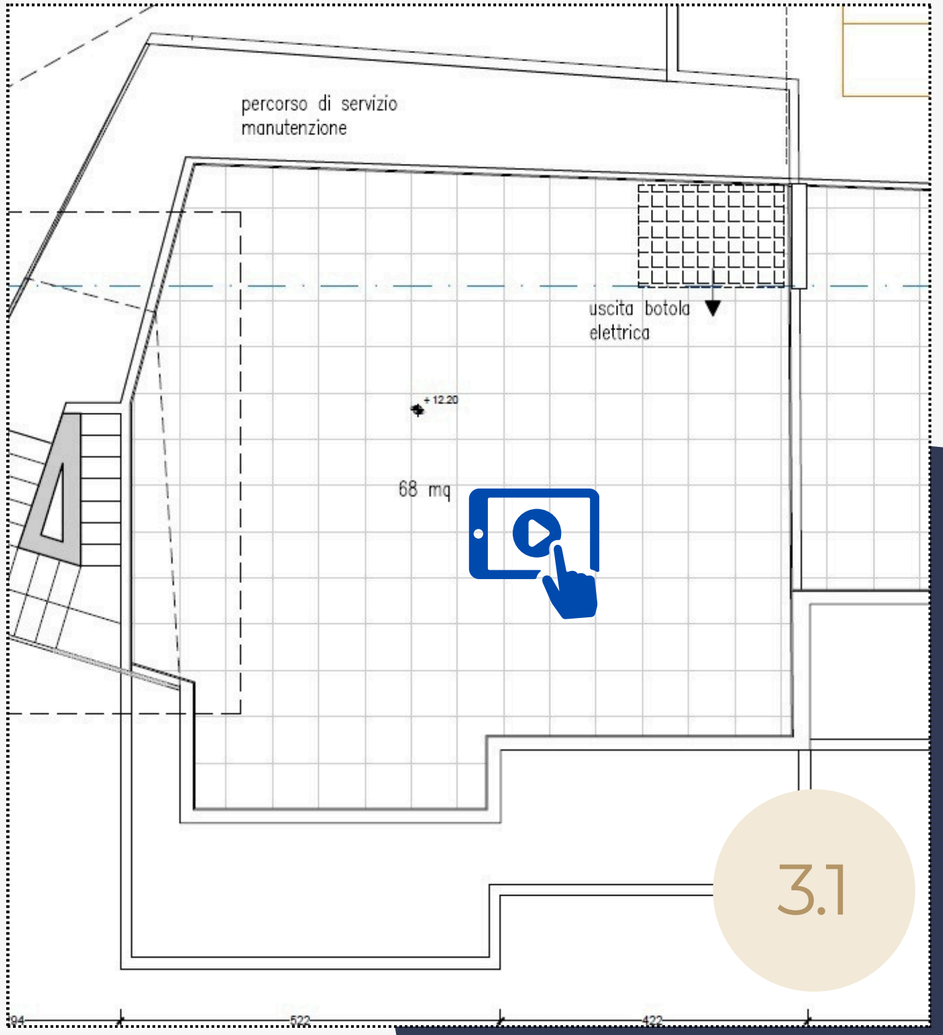
3.1

FLOOR PLANS APP. 3.1

- Gross Floor Area: 115.80 m2
- Total excluding uncovered areas: 77 m2
- Number of rooms: 3.5
- Kitchen-living room: 28.30 m2
- Bedroom 1: 16.3 m2
- Bedroom 2: 8.10 m2
- Bad 1: 4.45 m2
- Bad 2: 2.00 m2
- Balcony (1): 16.20 m2
- Roof terrace: 68 m2
- Keller: 8.7 m2
- Ceiling height: 2.6 m
- Orientation: North
- Floor coverings: parquet
- Heating: underfloor
- Air conditioning: yes
- Garage (1): yes
- Special features:
  Floor-level window
  Solar panels



APARTMENT



ROOF TERRACE

3.2



3.5 ROOM PENTHOUSE APARTMENT WITH ROOF TERRACE

PRICE

€ 734.000,-

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Other highlights include:

• Spacious roof terrace: A mega-large 360-degree roof terrace that allows you to experience the lake and the surrounding mountains from every perspective.

• Two bathrooms: High-quality branded fittings from Zucchetti ensure stylish comfort.

• High-quality furnishings: Elegant parquet flooring, underfloor heating and modern materials guarantee the highest level of living comfort.

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2 Beds

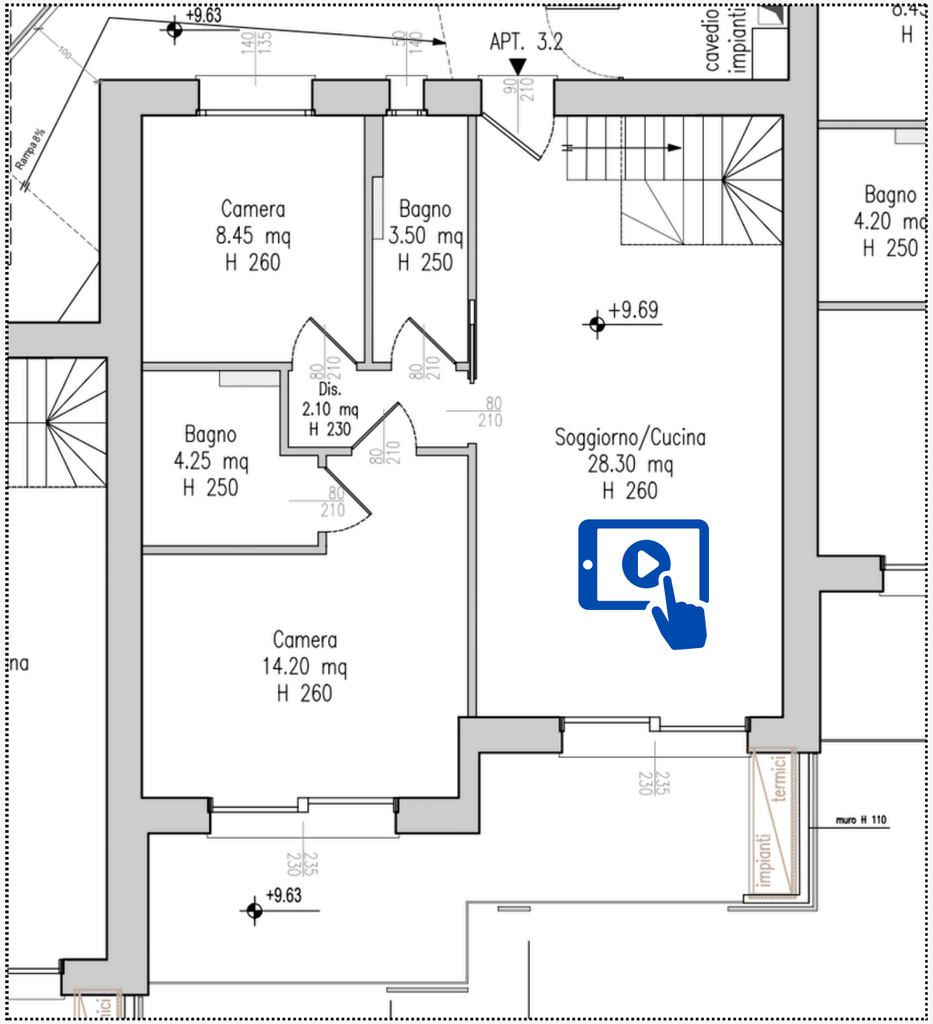
2 Baths

1 Car

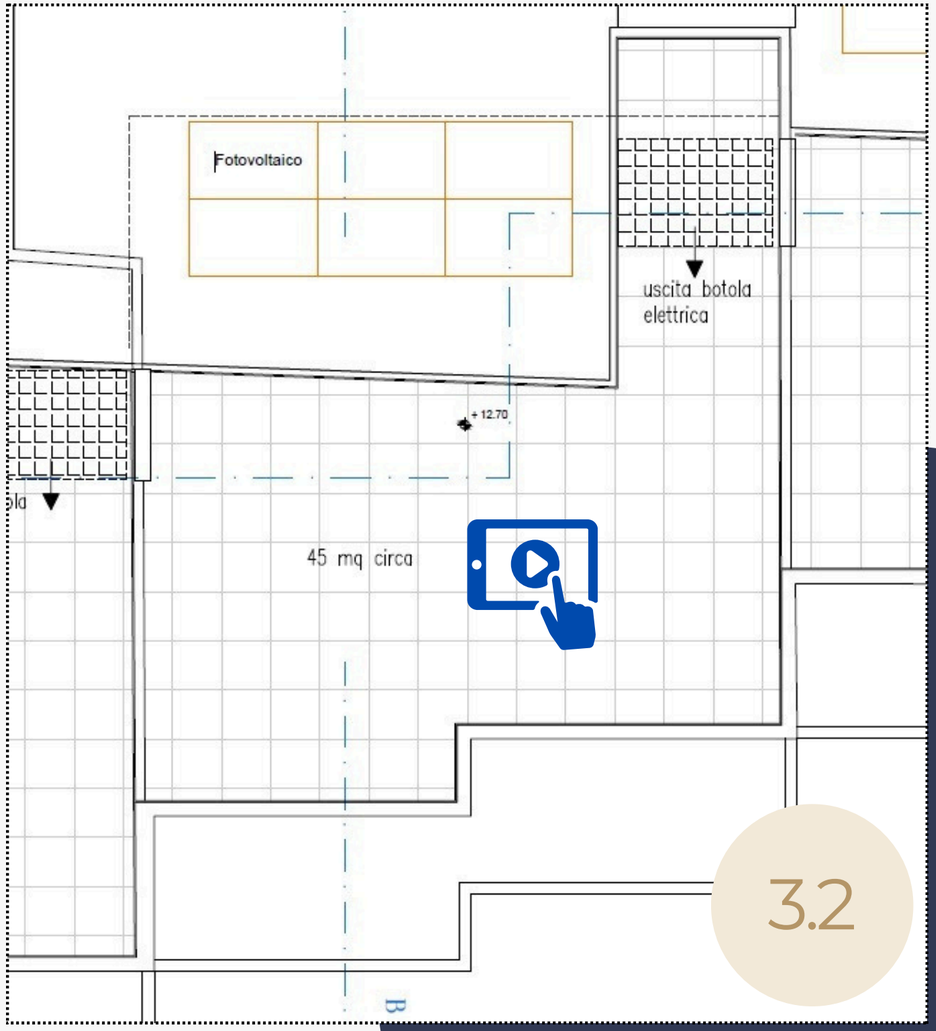
3.2

FLOOR PLANS APP. 3.2

- Gross Floor Area: 108.8 m2
- Total excluding uncovered areas: 74 m2
- Number of rooms: 3.5
- Kitchen-living room: 28.3 m2
- Bedroom 1: 14.20 m2
- Bedroom 2: 8.45 m2
- Bad 1: 4.25 m2
- Bad 2: 3.50 m2
- Balcony (1): 16 m2
- Roof terrace: 45 m2
- Keller: 7.3 m2
- Ceiling height: 2.6 m
- Orientation: North
- Floor coverings: parquet
- Heating: underfloor
- Air conditioning: yes
- Garage (1): yes
- Special features:
  Floor-level window
  Solar panels



APARTMENT



ROOF TERRACE

3.2

OPTIONAL KITCHEN





OPTIONAL KITCHEN







OPTIONAL BATH FURNITURE





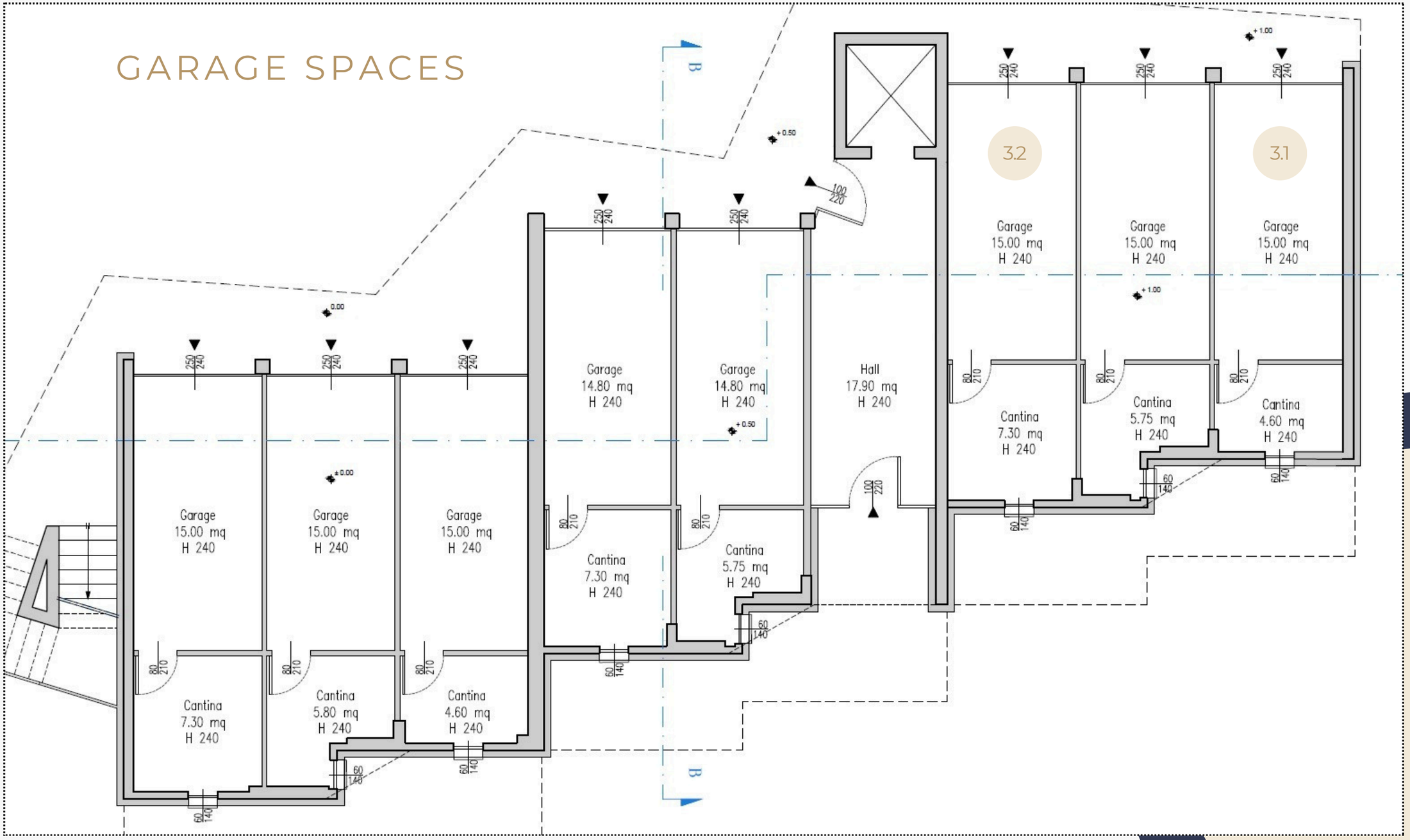
OPTIONAL BATH FURNITURE

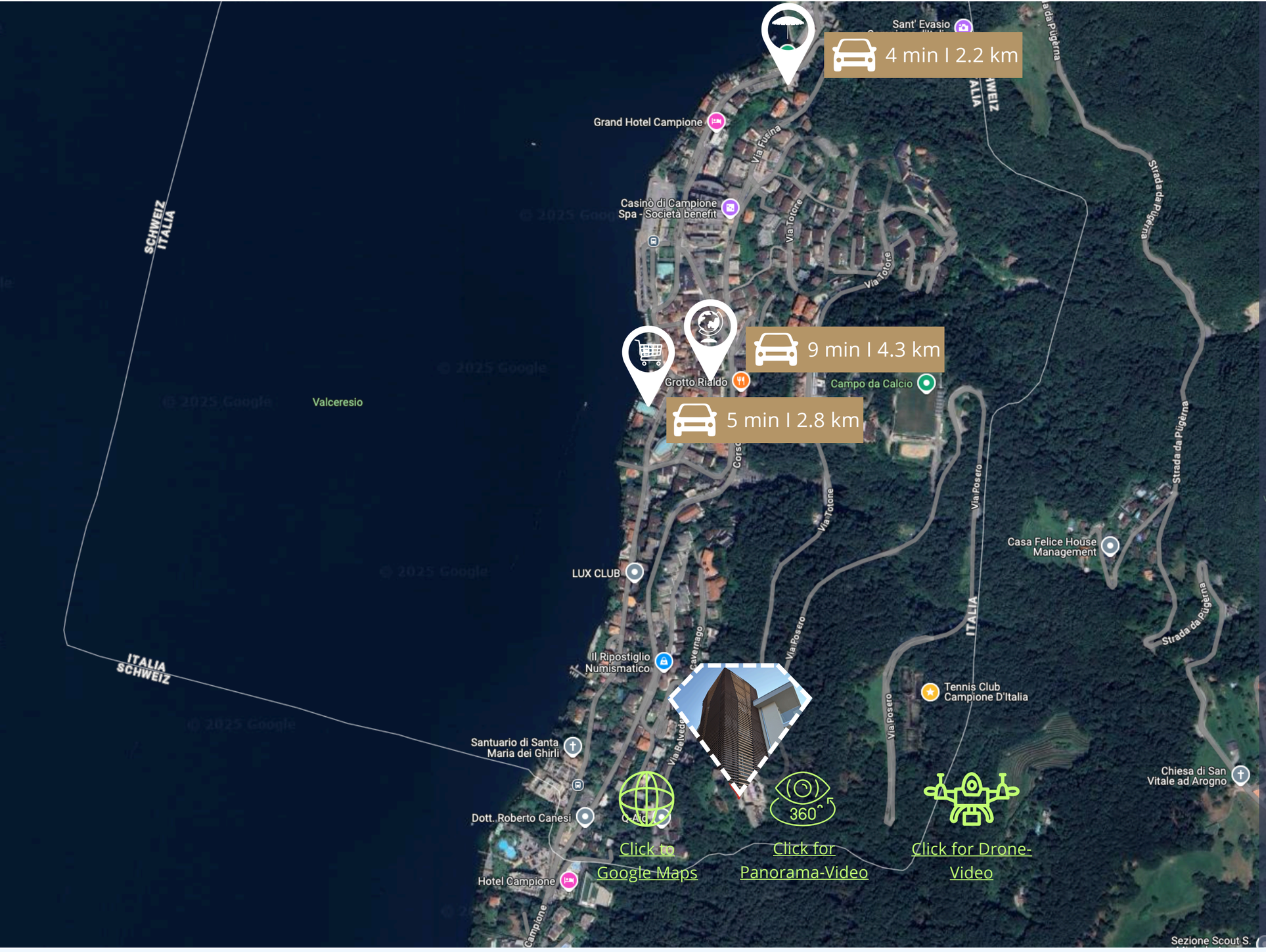






GARAGE SPACES





OBJECT LOCATION & DISTANCES

Lugano city center:	10 km
TASIS American School:	14 km
Lugano-Agno Airport:	13 km
Como city center:	28 km
Milan city center:	74 km
Malpensa Airport:	74 km
St. Moritz:	134 km

Further destinations:

Zurich:	270 km
Monte-Carlo:	390 km
Munich:	430 km
Rome:	650 km
Frankfurt am Main:	662 km
Vienna:	839 km



CAMPIONE D'ITALIA

Country:	Italy
Region:	Lombardy
Province:	Como
Altitude:	273 m above sea level
Area:	2.6 km2
History:	has ancient roots
Population:	1,748

LOCATION

Campione is located on the eastern shore of Lake Lugano.
It has an area of 2.6 km² (0.9 km² land and 1.7 km² sea);
The north-south extension of the area is about 2.45 km.
The length of the land border with Switzerland is about 7 km.

WEATHER

Warmest month:	July, 25°C
Coldest month:	January, 4°C
Dry days:	275
Rainy days:	85
Snowy days:	5
Total precipitation:	205 mm
Sunshine hours:	3110 hours

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
4°C	5°C	10°C	14°C	18°C	22°C

JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
25°C	24°C	20°C	15°C	9°C	5°C

AVERAGE RESIDENTIAL PROPERTY PRICES (OLD BUILDINGS) IN CAMPIONE D'ITALIA

sale
5.462,- €/m2

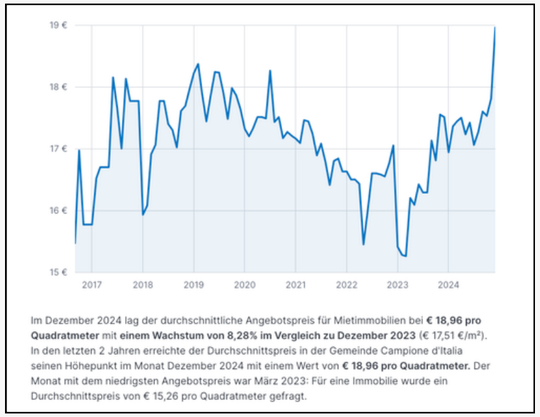
Price development from February 2024 to February 2025 = +3.82%



Im Dezember 2024 lag der durchschnittliche Angebotspreis für Mietimmobilien bei **€ 5.462 pro Quadratmeter** mit **einem Wachstum von 3,82% im Vergleich zu Dezember 2023** (5.261 €/m²). In den letzten 2 Jahren erreichte der Durchschnittspreis in der Gemeinde Campione d'Italia seinen Höhepunkt im Monat November 2024 mit einem Wert von **€ 5.573 pro Quadratmeter.** Der Monat mit dem niedrigsten Angebotspreis war Mai 2024: Für eine Immobilie wurde ein Durchschnittspreis von € 5.138 pro Quadratmeter gefragt.

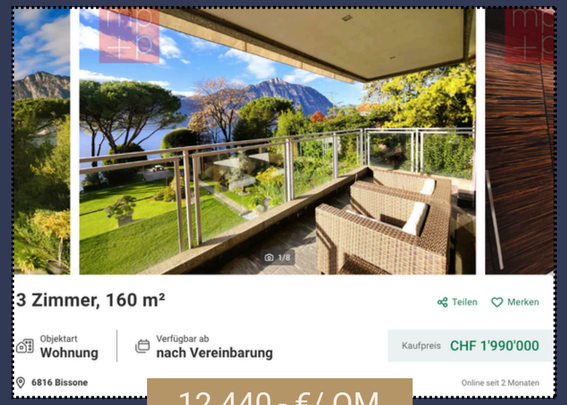
Rent
18.96 €/m2

Price development from February 2024 to February 2025 = +8.28%

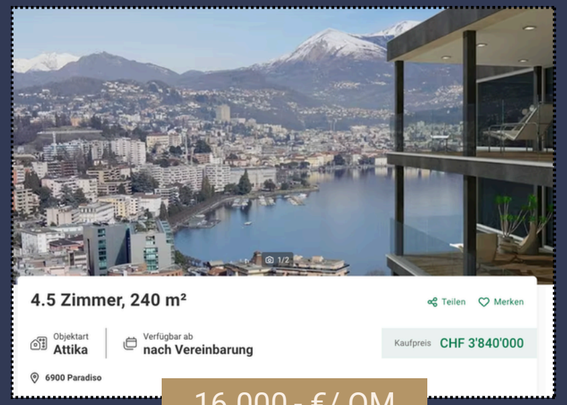


Im Dezember 2024 lag der durchschnittliche Angebotspreis für Mietimmobilien bei **€ 18,96 pro Quadratmeter** mit **einem Wachstum von 8,28% im Vergleich zu Dezember 2023** (€ 17,51 €/m²). In den letzten 2 Jahren erreichte der Durchschnittspreis in der Gemeinde Campione d'Italia seinen Höhepunkt im Monat Dezember 2024 mit einem Wert von **€ 18,96 pro Quadratmeter.** Der Monat mit dem niedrigsten Angebotspreis war März 2023: Für eine Immobilie wurde ein Durchschnittspreis von € 15,26 pro Quadratmeter gefragt.

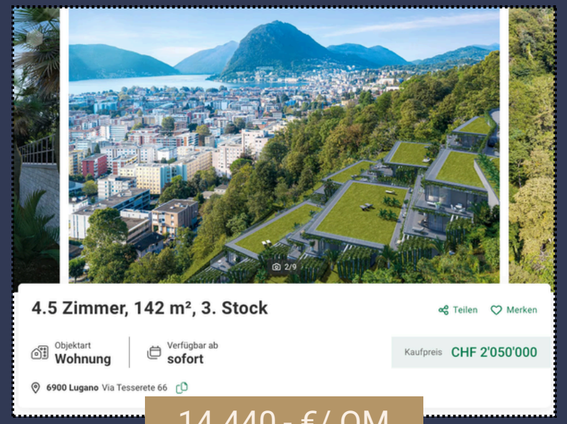
AVERAGE RESIDENTIAL PROPERTY PRICES FOR SIMILAR PROPERTIES IN LUGANO (5-10 KM AWAY)



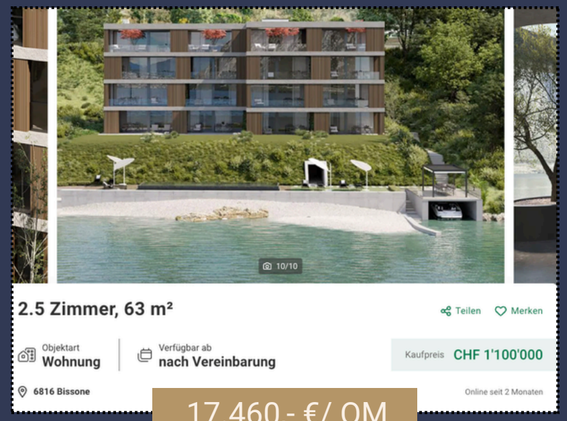
12.440,- €/ QM



16.000,- €/ QM



14.440,- €/ QM



17.460,- €/ QM

PRICES FROM: 12,440 TO 17,460 €/ M2


WE LOOK FORWARD TO
YOUR VISIT