

# HILLS RESIDENCE

*Where the dreams go on vacation*

Via Posero 1, 22061 Campione d'Italia



App. 3.1



App. 3.2



# 3.1 + 3.2

PENTHOUSE APARTMENTS  
WITH ROOF TERRACE



3.1



## 3.5 ROOM PENTHOUSE APARTMENT WITH ROOF TERRACE

PRICE

€ 750.000,-

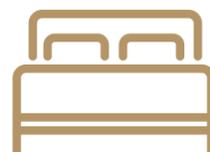
**Your exclusive home with a view of Lake Lugano**

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: A private garage space, an elevator and absolute tranquility make this property perfect for a relaxed life.



2 Beds



2 Baths

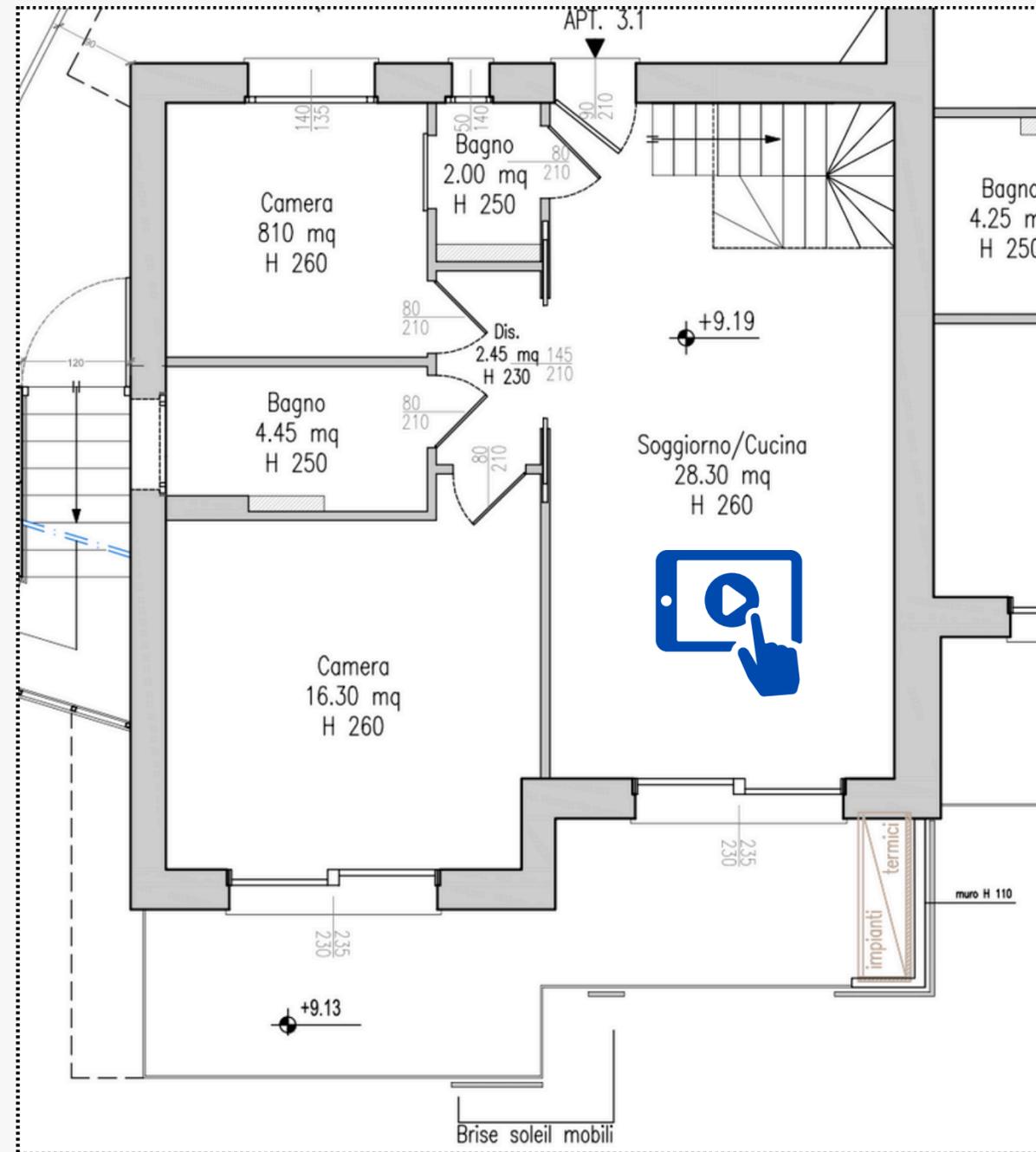


1 Car

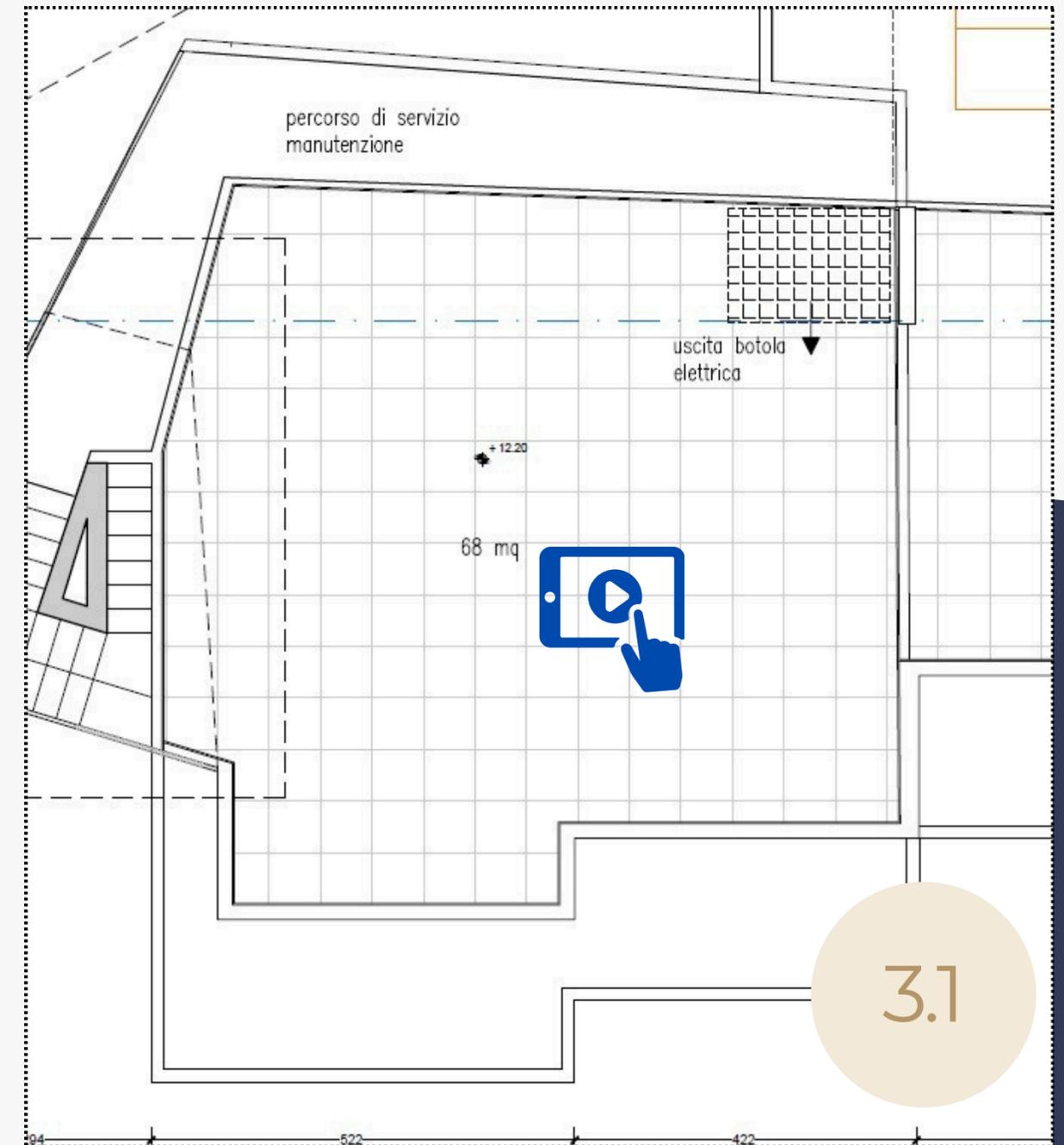
# 3.1

## FLOOR PLANS APP. 3.1

- Gross Floor Area: 115.80 m<sup>2</sup>
- Total excluding uncovered areas: 77 m<sup>2</sup>
- Number of rooms: 3.5
- Kitchen-living room: 28.30 m<sup>2</sup>
- Bedroom 1: 16.3 m<sup>2</sup>
- Bedroom 2: 8.10 m<sup>2</sup>
- Bad 1: 4.45 m<sup>2</sup>
- Bad 2: 2.00 m<sup>2</sup>
- Balcony (1): 16.20 m<sup>2</sup>
- Roof terrace: 68 m<sup>2</sup>
- Keller: 8.7 m<sup>2</sup>
- 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

3.1

3.2



## 3.5 ROOM PENTHOUSE APARTMENT WITH ROOF TERRACE

PRICE

€ 715.000,-

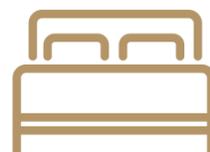
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2 Beds



2 Baths



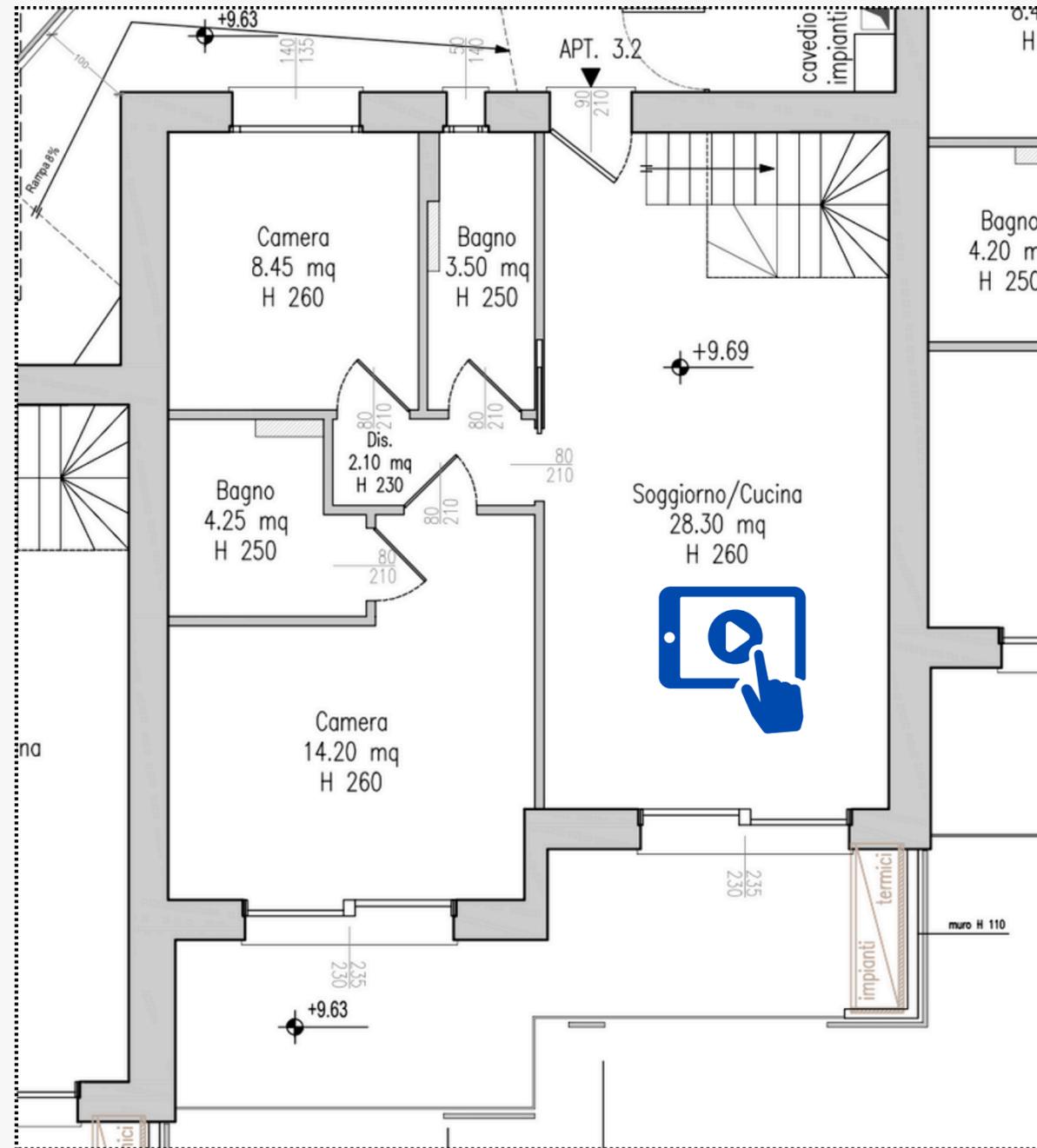
1 Car

# 3.2

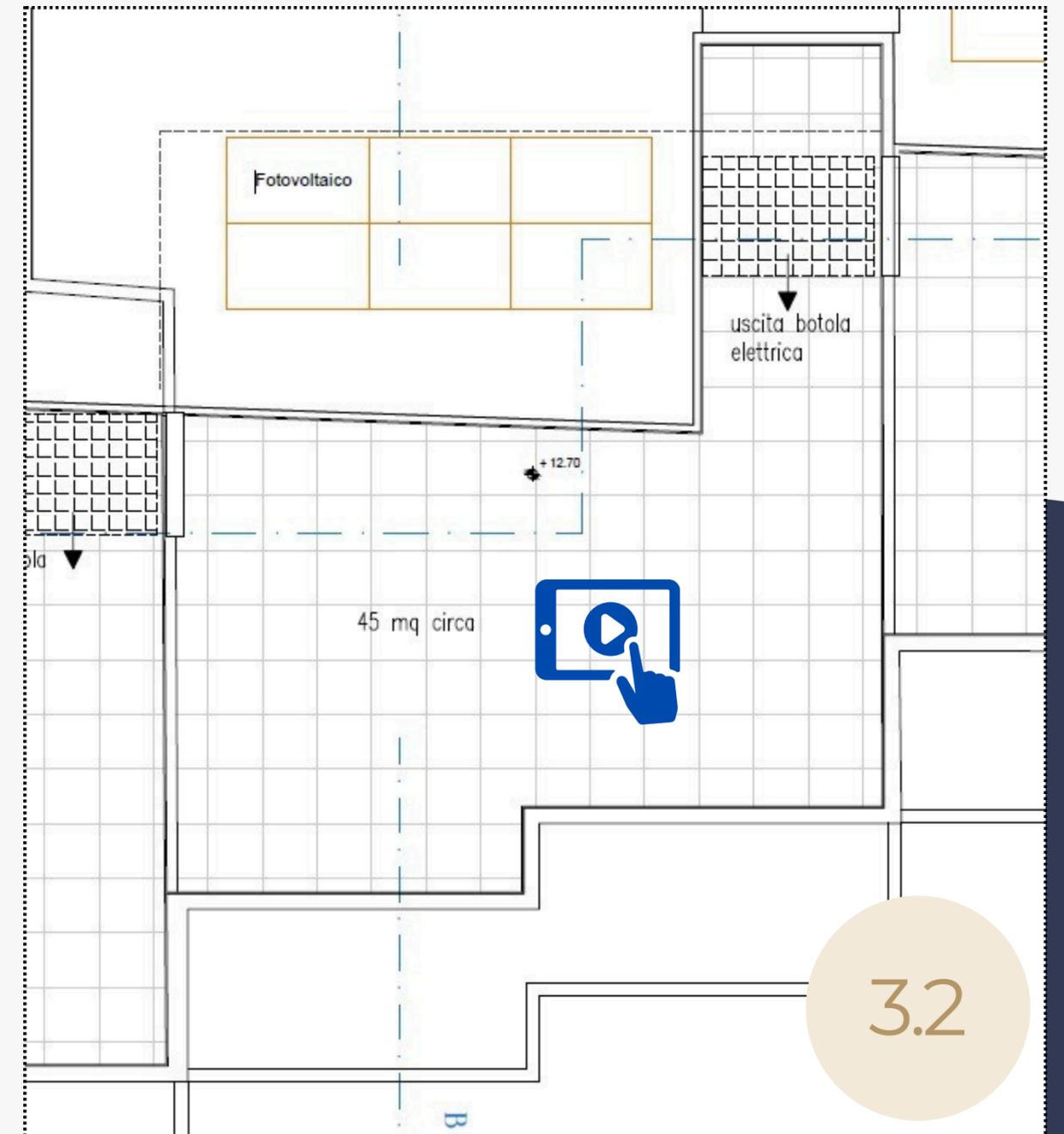
## FLOOR PLANS APP. 3.2

- Gross Floor Area: 108.8 m<sup>2</sup>
- Total excluding uncovered areas: 74 m<sup>2</sup>
- Number of rooms: 3.5
- Kitchen-living room: 28.3 m<sup>2</sup>
- Bedroom 1: 14.20 m<sup>2</sup>
- Bedroom 2: 8.45 m<sup>2</sup>
- Bad 1: 4.25 m<sup>2</sup>
- Bad 2: 3.50 m<sup>2</sup>
- Balcony (1): 16 m<sup>2</sup>
- Roof terrace: 45 m<sup>2</sup>
- Keller: 7.3 m<sup>2</sup>
- 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



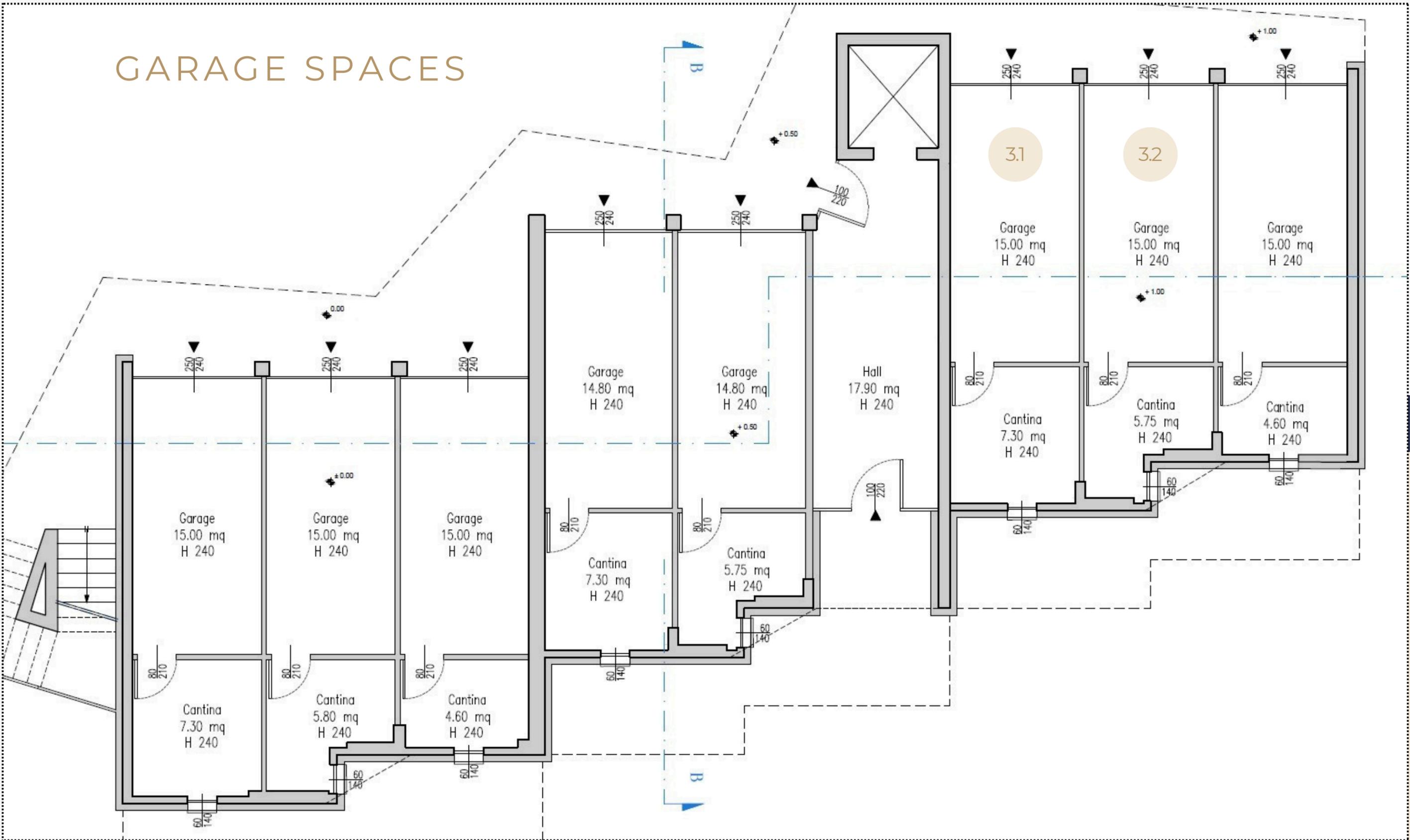
APARTMENT

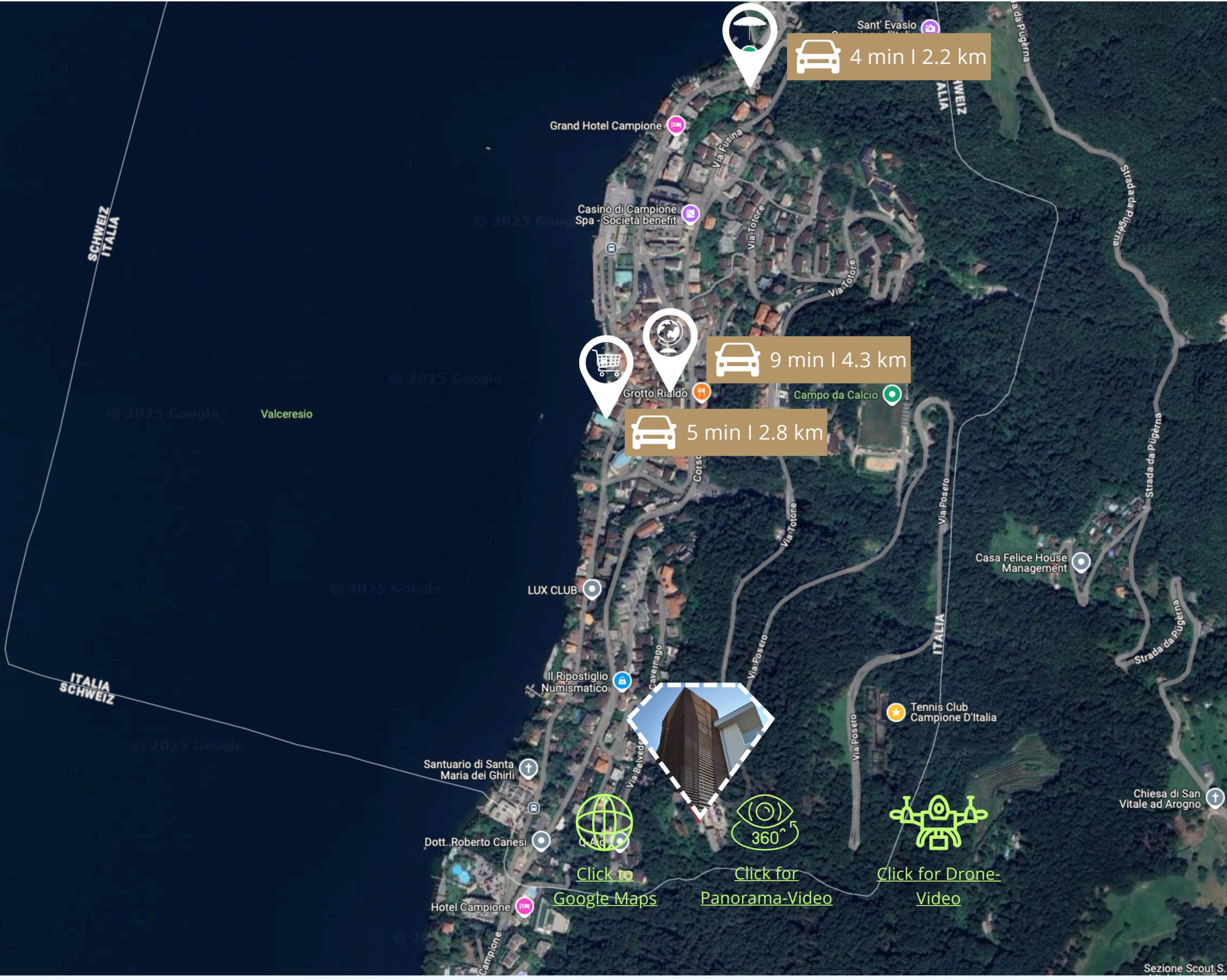


ROOF TERRACE

3.2

# 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



[Click to Google Maps](#)

[Click for Panorama-Video](#)

[Click for Drone-Video](#)



Country: Italy  
Region: Lombardy  
Province: Como  
Altitude: 273 m above sea level  
Area: 2.6 km<sup>2</sup>  
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 km<sup>2</sup> (0.9 km<sup>2</sup> land and 1.7 km<sup>2</sup> 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



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



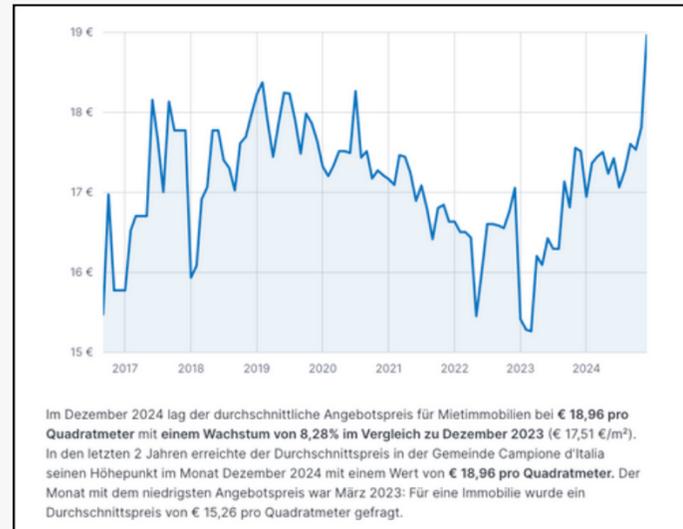
sale  
5.462,- €/m2

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

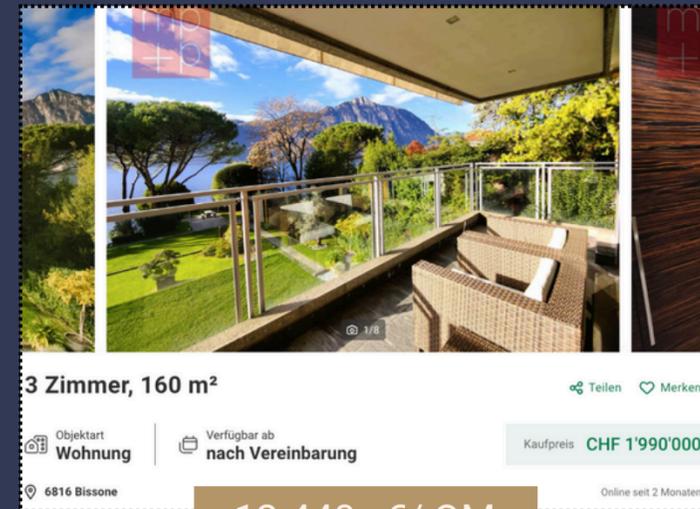


Rent  
18.96 €/m2

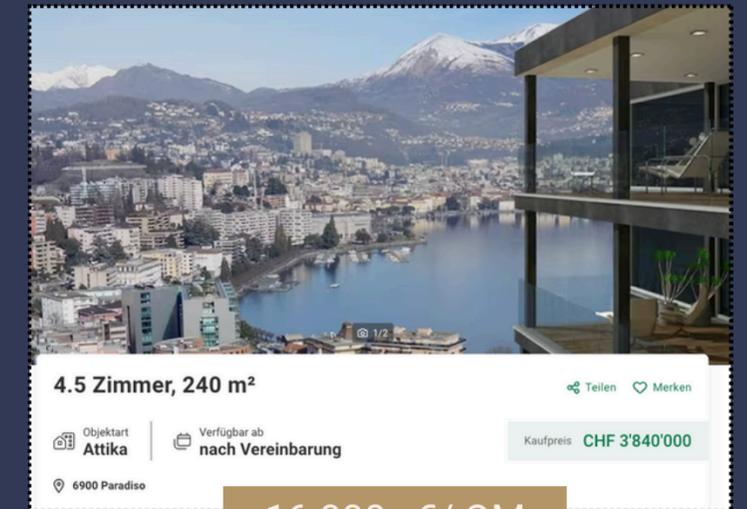
Price development from February 2024 to February 2025 = +8.28%



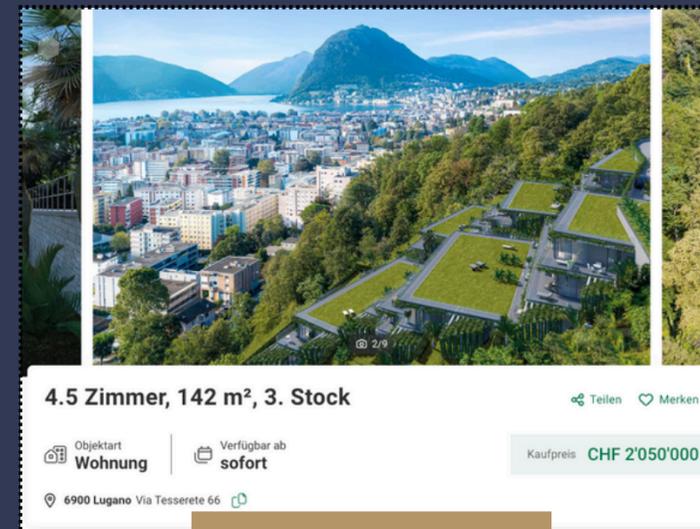
# AVERAGE RESIDENTIAL PROPERTY PRICES FOR SIMILAR PROPERTIES IN LUGANO (5-10 KM AWAY)



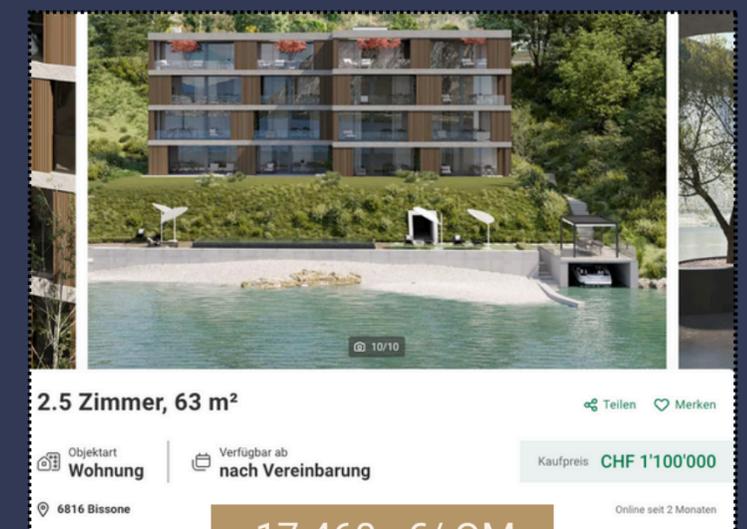
12.440,- €/ QM



16.000,- €/ QM



14.440,- €/ QM



17.460,- €/ QM

PRICES FROM: 12,440 TO 17,460 €/ M2

A scenic view of a lake at dusk. The sky is a mix of deep blue and orange from the setting sun. In the background, dark mountains are silhouetted against the sky, with a town's lights visible at their base. The water is dark with gentle ripples. In the foreground, a floating dock with a ladder is visible. A line of buoys stretches across the water. On the right, a shoreline with some structures and lights is visible, with blue lights reflecting in the water.

WE LOOK FORWARD TO  
YOUR VISIT