

LAKE  VIEW
CAMPIONE | LA RESIDENZA





LAKEVIEW
CAMPIONE



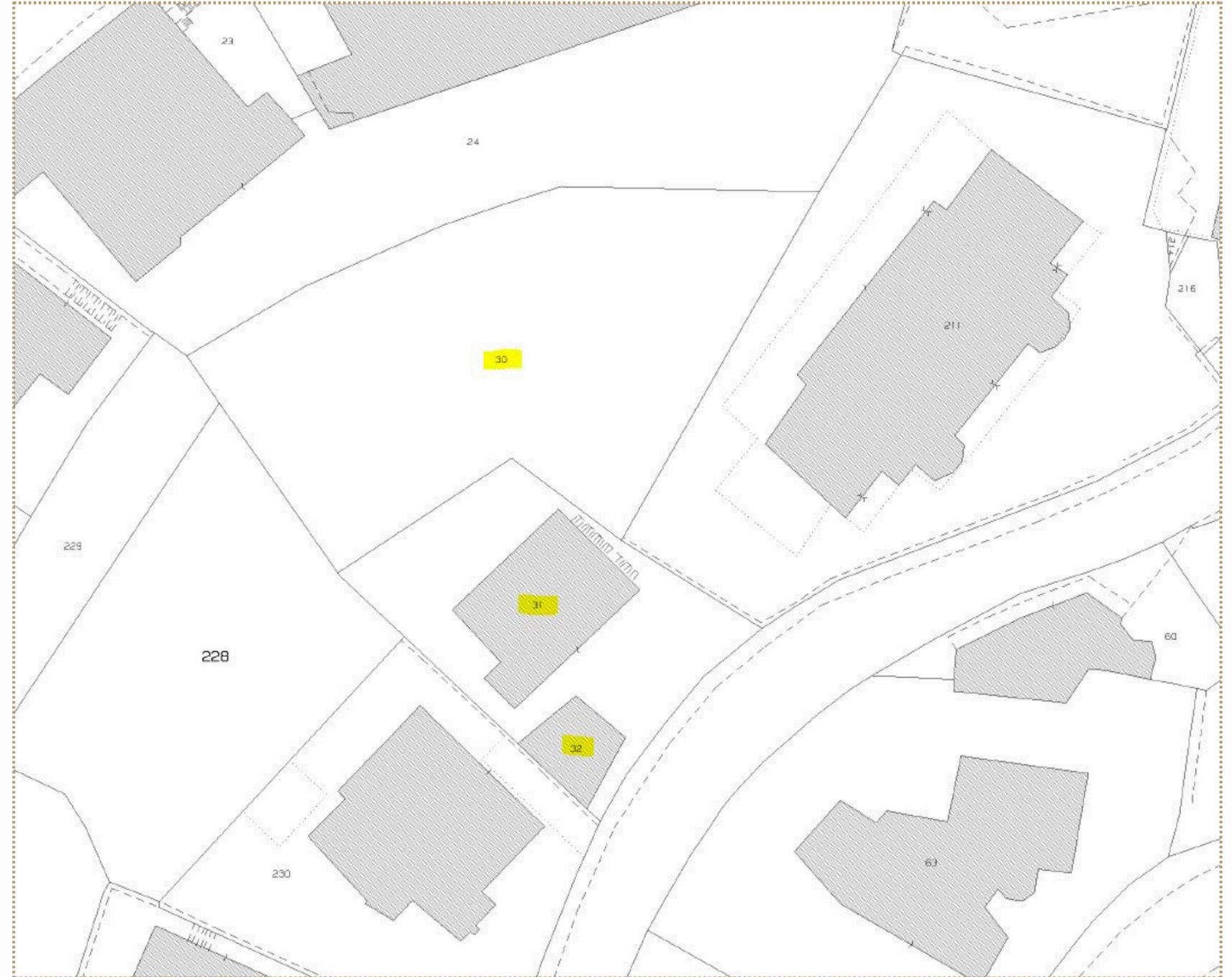


**CAMPIONE
D'ITALIA**

**PLOT OF LAND:
SHEET 3, MAP 30-31-32**



Via Fusina 13, 22061
Campione d'Italia





APARTMENT "A"

- 3.5 Room
- Ground Floor
- Big Loggia
- Optional Parking Space



APARTMENT *A*



3.5 ROOM APARTMENT WITH BIG LOGGIA

PRICE

€ 1.254.250,-

109.35 

Net area, calculated based on floor space!

Your exclusive home close to the Lake Lugano

Discover this exquisite 3.5-room apartment, where contemporary design meets comfort and sophistication. The spacious, open-plan living and dining area will be complemented by a state-of-the-art kitchen, featuring high-quality finishes and top-of-the-line appliances — perfect for both relaxed evenings and stylish entertaining.

A highlight of the apartment is the generous loggia, offering a serene space to unwind while enjoying the scent of the green and of the lake. Built to the highest construction standards, this home showcases carefully selected materials that reflect elegance and modernity throughout.

Nestled in an incredible location just steps from the lake, this apartment provides the perfect balance of privacy and convenience. Experience lakeside living at its finest — a rare opportunity for those seeking a blend of luxury and lifestyle.

Other highlights include:

- Elegant parquet flooring, underfloor heating and modern materials guarantee the highest level of living comfort.
- Practical details: Optional private garage space for 2 cars, an elevator and absolute tranquility make this property perfect for a relaxed life.

 2 Bedrooms

 2 Baths

 2 Cars (opt.)

APARTMENT *A*

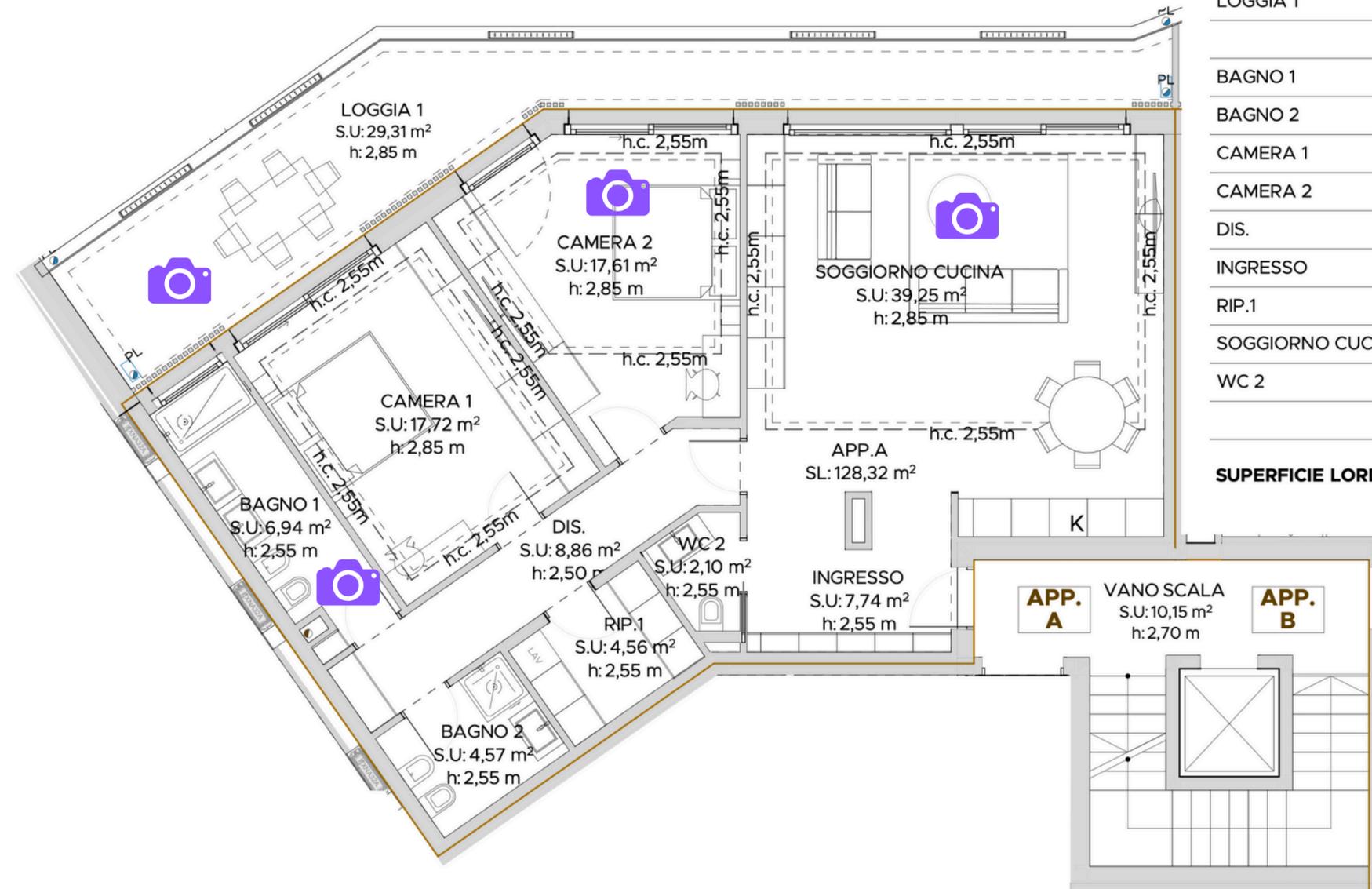
- Gross area: 128,32 m²
- Net area: 109,35 m²
- Number of rooms: 3.5
- Kitchen-living room: 39.25 m²
- Bedroom 1: 17.72 m²
- Bedroom 2: 17.61 m²
- Bath 1: 6.94 m²
- Bath 2: 4.57 m²
- WC 2: 2.10 m²
- Loggia: 29,31 m²
- Ceiling height: 2.85 m
- Orientation: West
- Heating: underfloor
- Air conditioning: yes
- Special features:
 - Floor-level window
 - Solar panels



THERE MAY BE SLIGHT DEVIATIONS IN SQUARING DURING THE COURSE OF THE PROJECT DEVELOPMENT.

FLOOR PLAN

APPARTAMENTO A Piano Terra



SUPERFICIE UTILE

LOGGIA 1	29,31
BAGNO 1	6,94
BAGNO 2	4,57
CAMERA 1	17,72
CAMERA 2	17,61
DIS.	8,86
INGRESSO	7,74
RIP.1	4,56
SOGGIORNO CUCINA	39,25
WC 2	2,10
Totale	109,35 m²

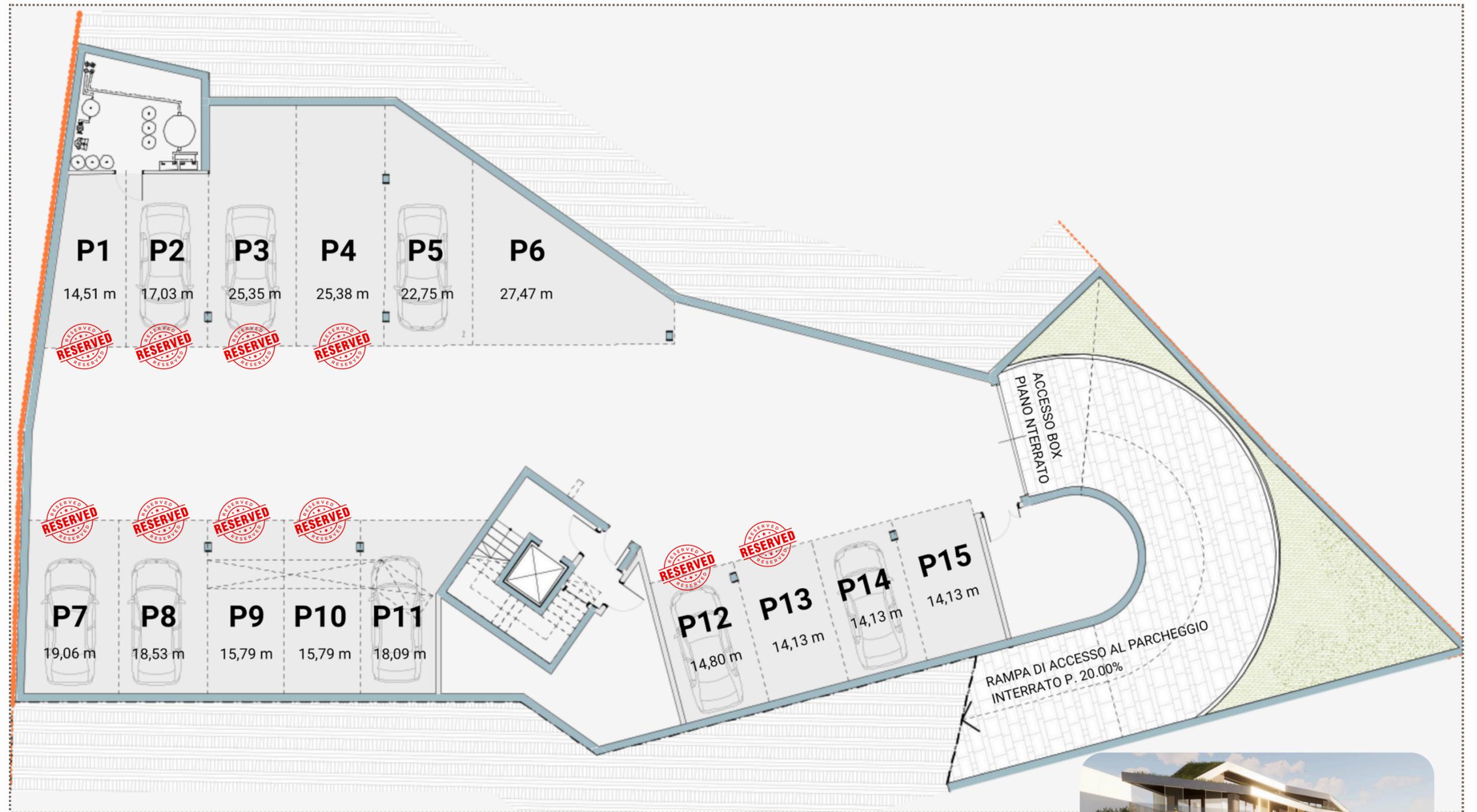
SUPERFICIE LORDA 128,32 mq

Please note the calculation principle for square metres between Italy and the rest of Europe!

OPTIONAL GARAGE SPACES - BASEMENT FLOOR

PARKING SPACES STATUS

Parking 1	14,51 m2	RESERVED
Parking 2	17,03 m2	RESERVED
Parking 3	25,35 m2	RESERVED
Parking 4	25,38 m2	RESERVED
Parking 5	22,75 m2	68.250,- EUR
Parking 6	27,47 m2	82.410,- EUR
Parking 7	19,06 m2	57.180,- EUR
Parking 8	18,53 m2	55.590,- EUR
Parking 9	15,79 m2	47.370,- EUR
Parking 10	15,79 m2	47.370,- EUR
Parking 11	18,09m2	54.270,- EUR
Parking 12	14,80 m2	44.400,- EUR
Parking 13	14,13 m2	42.390,- EUR
Parking 14	14,13 m2	42.390,- EUR
Parking 15	14,13 m2	42.390,- EUR



**Right to buy 2
garage spaces**









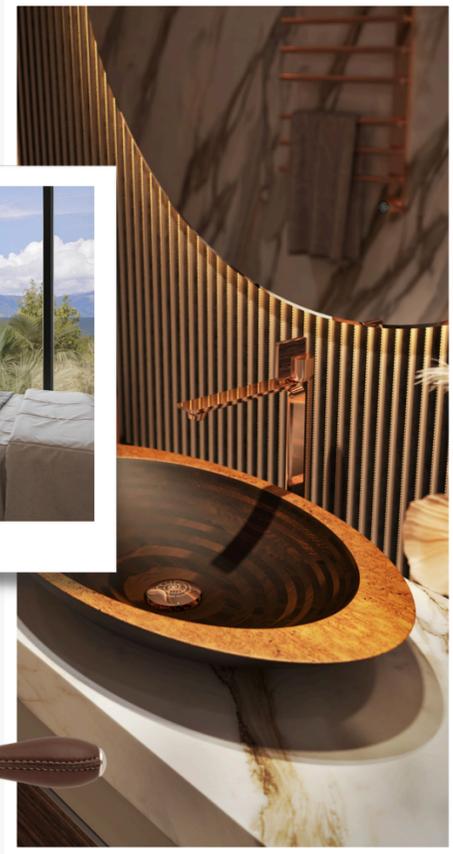






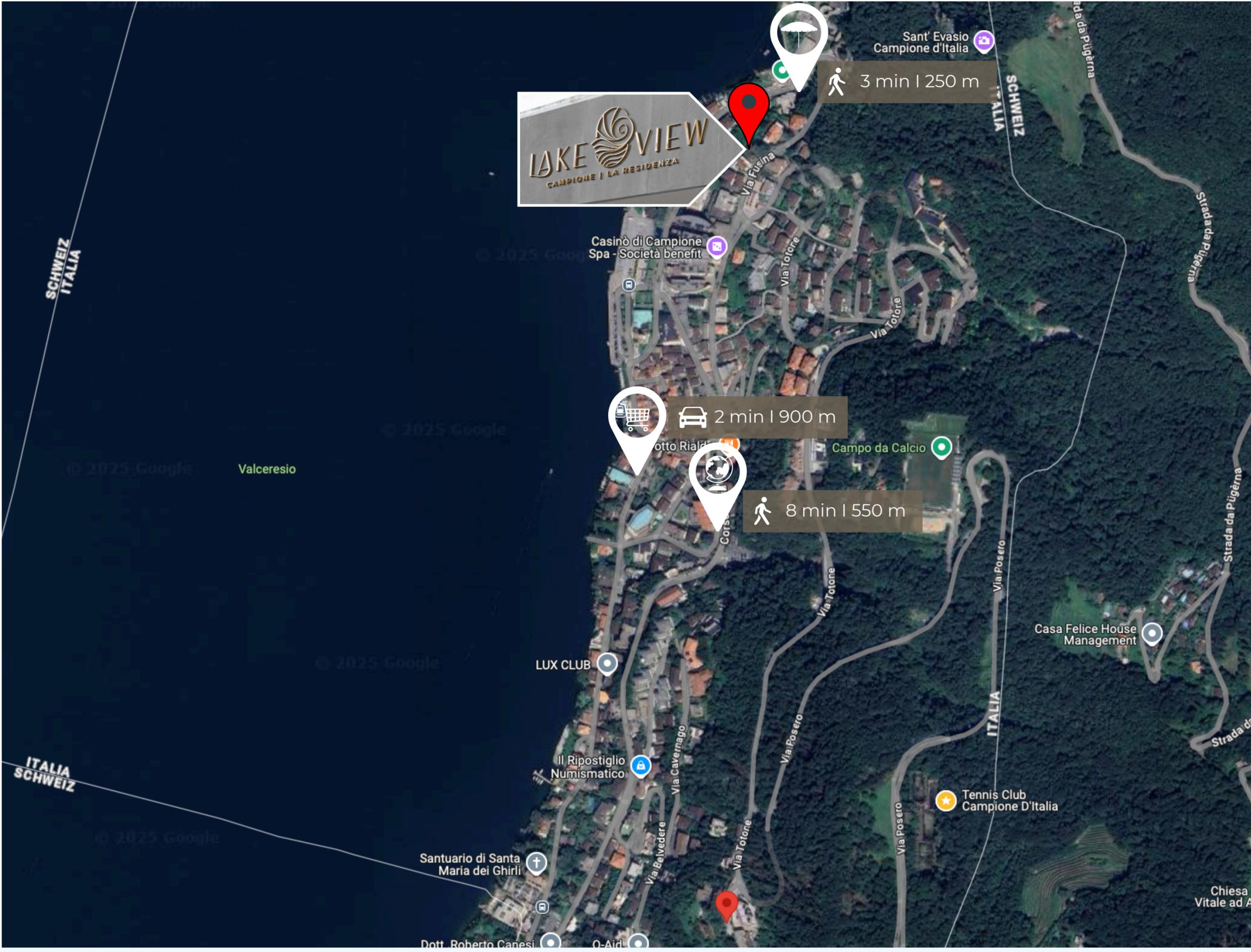






Interior Design & Furnishing

THE INTERIOR DESIGN AND FURNISHING PROJECT CAN BE IMPLEMENTED AS SHOWN ON VISUALIZATIONS - ASK US FOR DETAILS!



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:

- val Mara
- 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  4°C	FEBRUARY  5°C	MARCH  10°C	APRIL  14°C	MAY  18°C	JUNE  22°C
JULY  25°C	AUGUST  24°C	SEPTEMBER  20°C	OCTOBER  15°C	NOVEMBER  9°C	DECEMBER  5°C

