





ARCHITECTURE AND DESIGN

The architecture of **Lake View Campione** has been designed with the aim of combining timeless elegance, the highest standard of modern living and harmonious integration into the unique landscape of Lake Lugano. Large windows, spacious terraces and clean lines create light-filled spaces with spectacular views and a seamless transition between indoors and outdoors.

High-quality materials, balanced proportions and a well-conceived spatial layout combine modern aesthetics with functionality and sustainable construction. The result is architecture that combines exceptional comfort with enduring value.

The architectural design is the work of Italian architect **Fabio Galbusera** and his **AFG Studio di Architettura**. The result is a timeless architectural design that emphasises the project's exclusive character and makes the most of its extraordinary location on Lake Lugano.





CAMPIONE D'ITALIA AND LUGANO

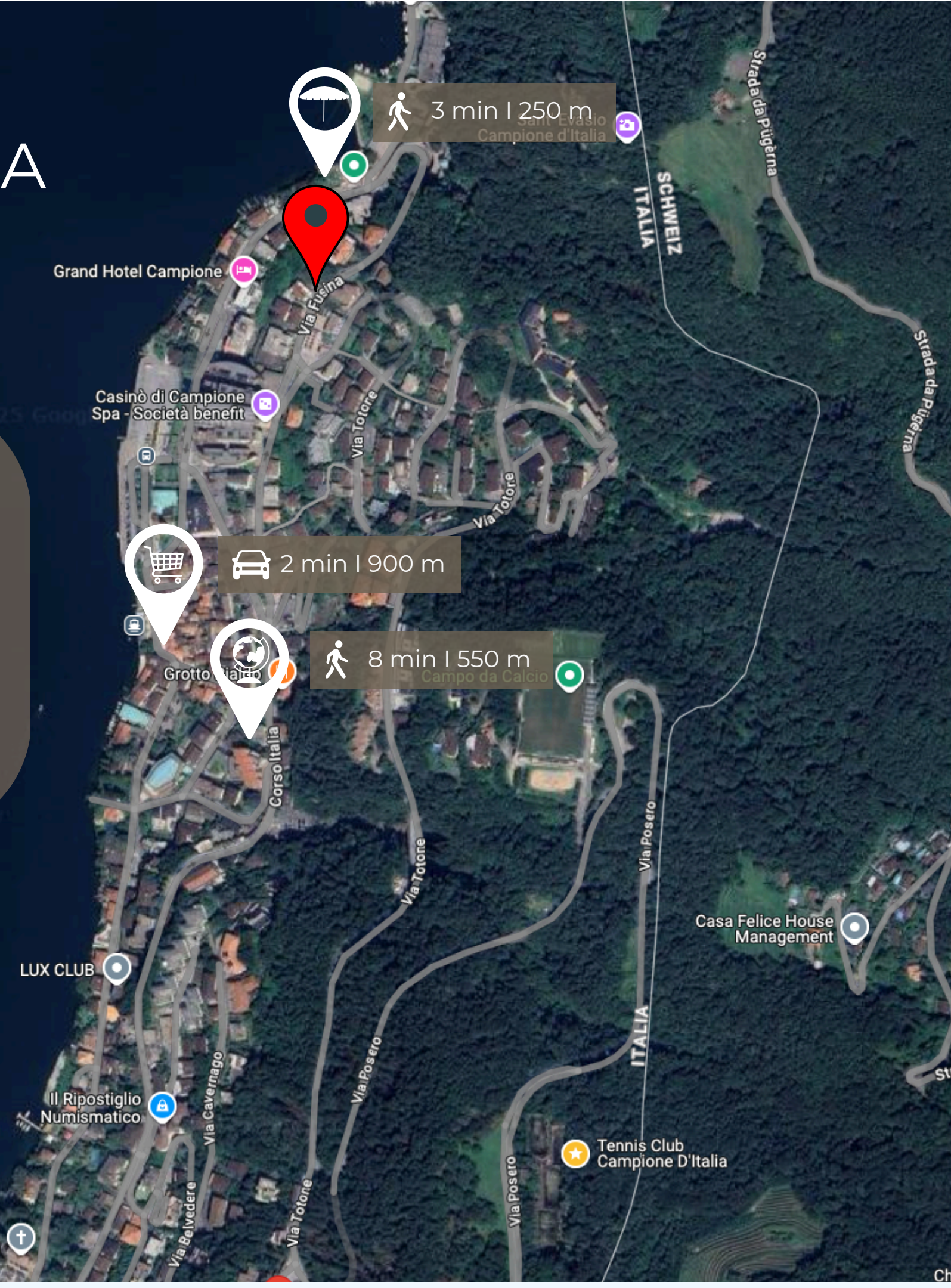
Campione d'Italia is one of the most prestigious residential locations on Lake Lugano. Its unique location combines the charm of Italian lifestyle with close proximity to Lugano, an international economic and financial centre.



POSITION AND DISTANCES

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

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



THE PROJECT

- BLOCK “A”: 7 PRIVATE FLATS
- BLOCK “B”: 10 HOLIDAY APARTMENTS
- 2 UNDERGROUND CAR PARKS
- CONVENIENT SEPARATE ENTRANCES FOR OWNERS AND GUESTS



Location

Via Fratelli Fusina 13, 22061 Campione d'Italia



Project Overview

Lake View Campione combines modern architecture, exclusive living standards and one of the most beautiful locations on Lake Lugano.

Spacious terraces, light-filled rooms and a timeless architectural design create an exceptional living and holiday experience of lasting value.



APARTMENT "A"

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

 m^2 = m^2  

128.32 qm 109.35 qm

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.)











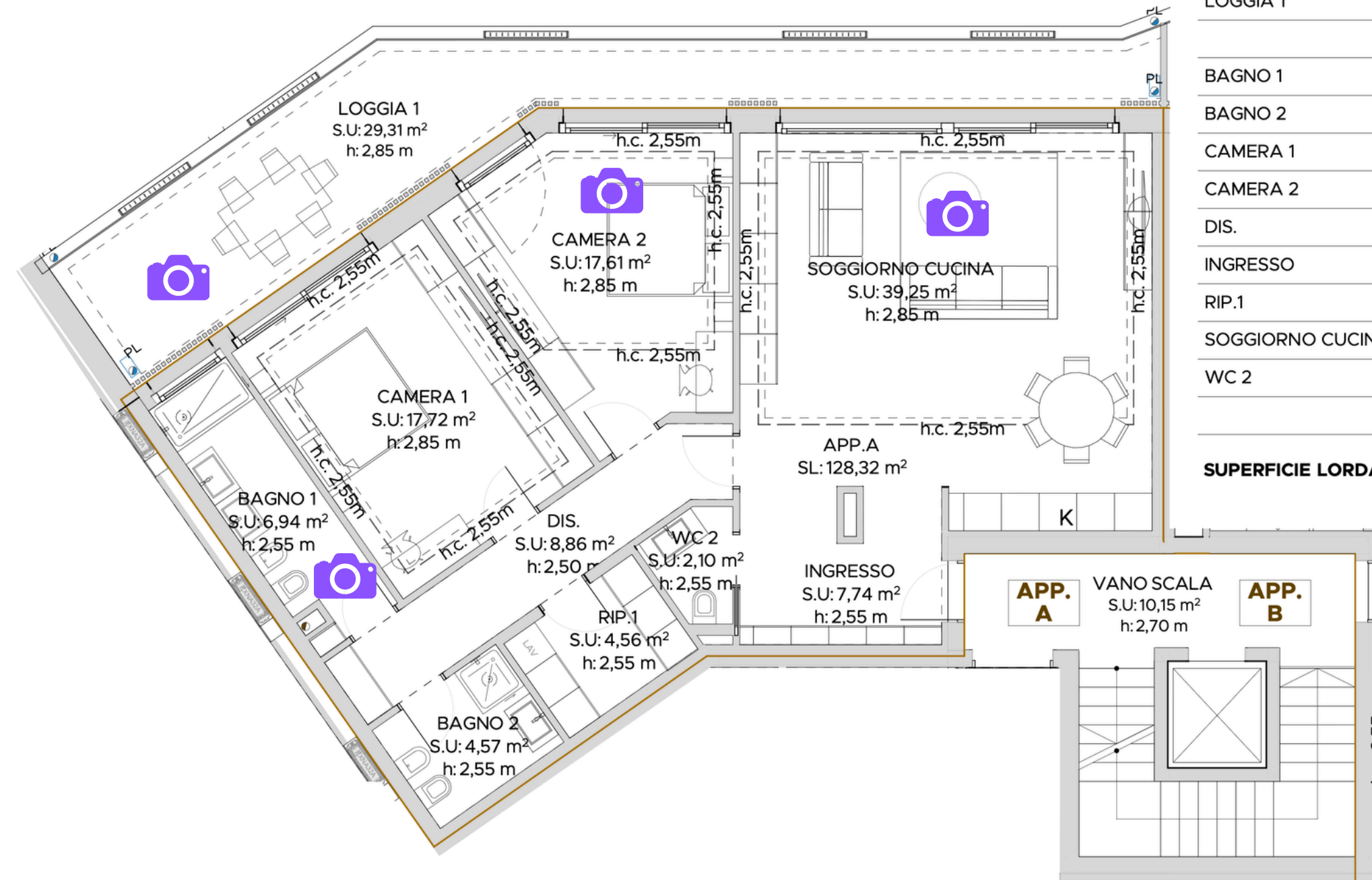
APARTMENT *A*

- 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-to-ceiling windows
 - Photovoltaic 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
109,35 m²	
SUPERFICIE LORDA 128,32 mq	

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



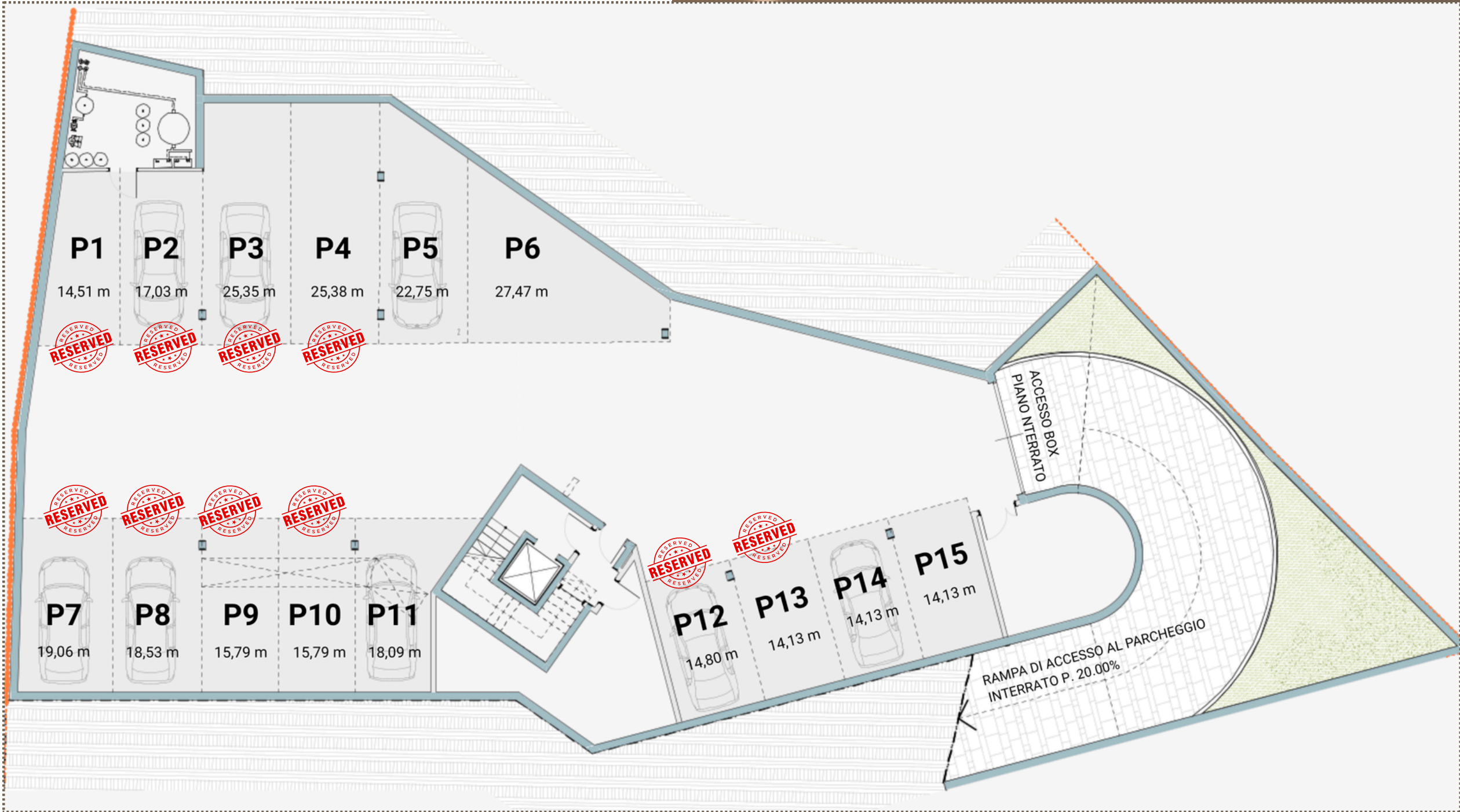






OPTIONAL GARAGE SPACES

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





**CAMPIONE
D'ITALIA**

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



Via Fusina 13, 22061
Campione d'Italia





