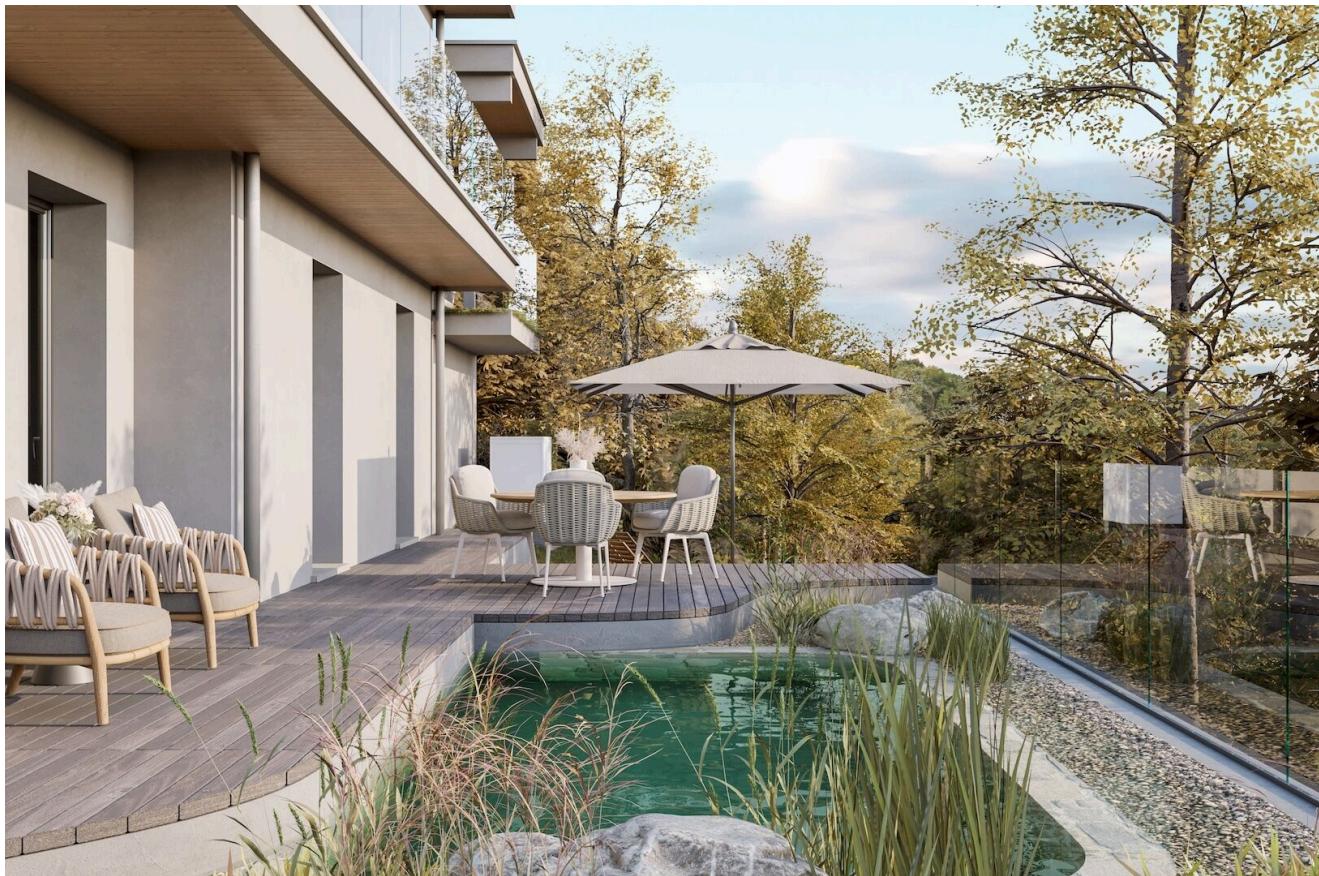


CADEMARIO



Luxury Bio-Architecture Villa – Project 263,
Cademario

CHF 2'690'000.-

Parking place(s) included



4



300 m²

n° ref. #5698216



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SITUATION AND DESCRIPTION

A Unique Opportunity in the Heart of Ticino

Discover a new dimension of comfort and sustainability in the stunning landscape of Ticino, with an exclusive villa that combines elegance, modernity, and innovation. Project 263 offers you a one-of-a-kind home designed to provide the utmost in quality of life and energy independence.

Key Features:

- Over 300 m² of elegance and innovation
- Breathtaking views of Lake Lugano and Agno
- Two parking spaces with bidirectional charging stations for electric vehicles
- 25 m² biotope (15 m² swimmable), managed without chemicals, for a life in harmony with nature
- Private forest with a relaxation path, offering an immediate connection with nature right next to the house

An exclusive retreat, where every detail is designed for well-being and sustainability.

The villa, nestled in nature, includes:

- Spacious living room with a fireplace, perfect for relaxing moments in an elegant and cozy environment
- Master bedroom with walk-in closet and en-suite bathroom for unparalleled comfort
- Three large bedrooms, providing total privacy for your family or guests
- Study/Reading room or TV room for a peaceful retreat
- Open-plan Bulthaup kitchen with island*, a dream for cooking enthusiasts
- Panoramic hot tub with views of the surrounding landscape
- Technogym fitness area, to stay in shape at any time
- Sauna with changing room, perfect for rejuvenating

after an intense day

- Dolby Atmos® 11.1.4 home cinema with 130" 16:9 screen for an exceptional cinematic experience
- Biotope pool of over 25 m², offering natural and healthy swimming
- Outdoor kitchen/BBQ for private al fresco dining
- Private forest with a relaxation path – a true oasis of peace right next to your home

The villa is designed to be completely energy self-sufficient, with innovative systems that guarantee maximum comfort with minimal environmental impact.*

Expected Delivery Date: Spring 2027, Main Residence only.

Don't miss the opportunity to live in a home that represents the pinnacle of bio-architecture and sustainability, in a panoramic location that will offer you a unique and unforgettable view every day.

SURFACES

Living area	300 m ²
Surface of parcel	2230 m ²

CARACTERISTICS

Number of bedrooms	4
Number of bathrooms	4
Year of construction	2027
Heating system	Heat pump, Solar
Domestic water heating system	Heat pump, Solar
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	2 included

PROXIMITY

- City centre
- Village
- Villa area
- Park
- Green
- Mountains
- Lake
- Vineyard
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Soccer pitch
- Ice rink
- Museum

- Theatre
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor
- Thermal center

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Bench
- Quiet
- Loggia
- Greenery
- Pond
- Noise barrier
- Fence
- Covered parking space(s)
- Parking
- Swimming pool

INSIDE CONVENIENCES

- Sauna
- Jacuzzi
- Fitness room
- Home cinema

FLOOR

- At your discretion

CONDITION

- under construction

FINANCIAL DATA

Price

CHF 2'690'000.-

Availability

To be discussed

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EXPOSURE

- Optimal

VIEW

- Nice view
- Clear
- Valley view
- Lake
- Forest
- Mountains

STYLE

- Modern

STANDARD

- BBC (Energy-saving building)

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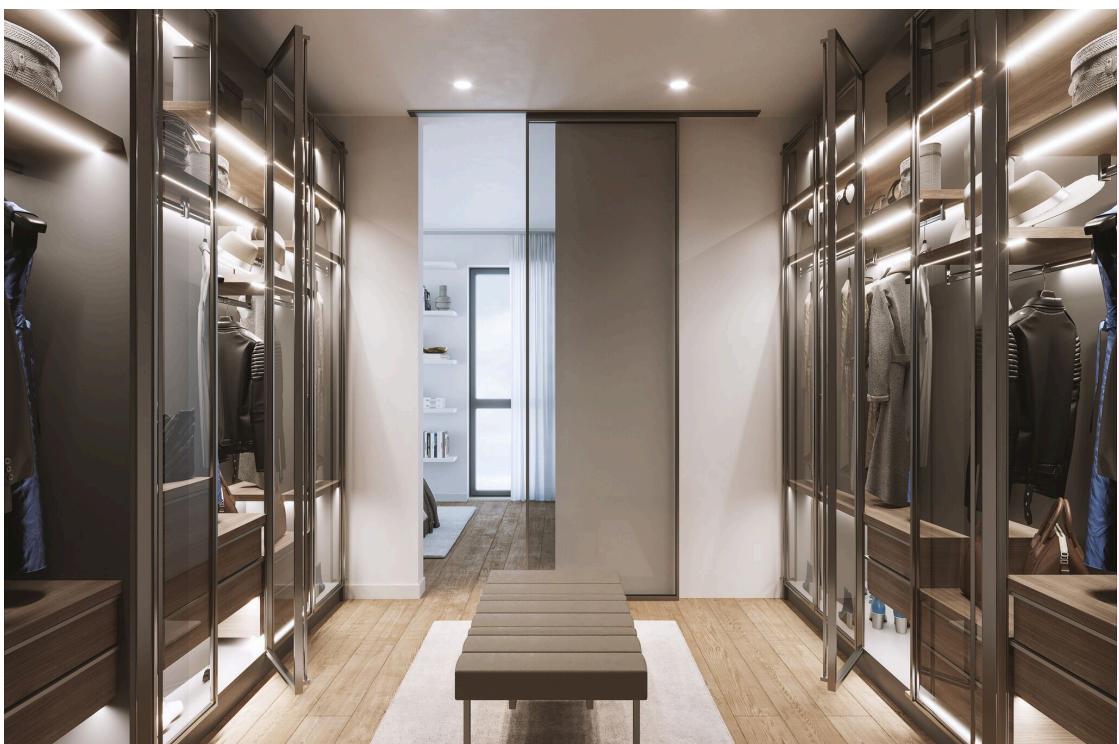


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