

# UTTWWIL

Rarity: Lakeside Property and New  
Construction Project Villa "LOMÉA"

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**Price upon request**



4.5



3

n° ref. **LOMEA**



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## SITUATION AND DESCRIPTION

### **A lakeside property with rare potential**

The existing property already represents an exceptional opportunity today - but its true potential will unfold with a targeted new build. From a situational and architectural point of view, it is advisable to demolish the existing building in order to fully exploit the special quality and location of the property. Shifting the new building slightly to the south opens up an even more generous view of the lake. This creates space for modern, light-flooded architecture that blends harmoniously into the surroundings while offering maximum living comfort. The property on Uferweg in Uttwil is easily accessible by car. The narrow Uferweg road can be driven on, allowing easy access directly to the plot.

### **The current concept**

The plan is to build an elegant, two-storey new villa "LOMÉA" with a gross floor area of around 407 m<sup>2</sup>. This is a project by TuCASA Architects, who place great value on modern design in planning and execution. The natural slope allows for the discreet integration of an underground garage with space for three vehicles, a private spa with fitness area and functional technical rooms - all conveniently accessible via an elevator. A special highlight: the infinity pool seems to merge seamlessly with the lake while you enjoy the sunrise in peace and quiet. A property of this size and location is an absolute rarity - an opportunity that only comes along once.

The purchase price is as follows:

**CHF 7,700,000.- Land**

**CHF 3'500'000.- turnkey project**

*CHF 11'200'000.- Purchase price total incl. land and project*

We look forward to hearing from you. All interested parties are kindly requested to provide proof of capital

Switzerland

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## **SURFACES**

Surface of parcel	2379 m <sup>2</sup>
Terrace surface	60 m <sup>2</sup>
Surface ground floor	407 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3

## PROXIMITY

- Villa area
- Lake
- Hiking trails
- Bike trail

## OUTSIDE CONVENIENCES

- Terrace/s
- Exclusive use of garden
- Swimming pool
- Built on even grounds

## INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Bright/sunny

## CONDITION

- To build

## VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Lake

## STYLE

- Modern

## FINANCIAL DATA

**Price**

**Availability**

**Price upon request**

immediately

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