Le Colline sul Lago Real Estate Sagl
Via Luvini 3 - 6900 ()
+41 91 924 04 44

Villa for sale in Pura
CHF 1.390.000
Ref. 2997



188 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 3

In the heart of Malcantone, just 10 kilometers from Lugano, for those who wish to have all the comforts at hand without giving up a quiet environment surrounded by nature.

Four terraced villas (types with 2 or 3 bedrooms) are being built using green building with great attention to sustainability thanks to the use of natural materials, wooden structures and solar shading systems integrated into the windows. They boast innovative technologies for thermal control, as well as the use of an integrated basic home automation system. Great importance is also given to the outdoor spaces designed for their aesthetics, practicality and comfort, with particular attention to greenery and shading, creating harmony with the surrounding nature.

Layout of the rooms
ground floor: large living room with open kitchen, outdoor patio with bioclimatic pergolas, bathroom, laundry room first floor: master bedroom with terrace, walk-in closet and en-suite bathroom; one/two other bedrooms with terrace; second basement bathroom: two parking spaces, technical room, cellar, large terrace/solarium on the roof

The homes are delivered complete with excellent interior finishes, designer bathrooms and kitchens. The current phase of

construction still allows the customization of the spaces desired by the customer.
There is also the possibility of offering finishing implementation packages and customized design services.

Estimated delivery: 2025

REF: 2997

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Features

Code: 2997	Reason: Sale
Categoria: Villa	Address: via Logh Pura
Zip Code: 6984	Municipality: Pura
Total Square Meters: 188 sq.m.	Bedrooms: 2
Bathrooms: 3	Rooms: 3
State of Preservation: Excellent	: 2
Total Floor: 3	Parking: Carport
Age Construction: 2024	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Terrace	Cellar
Wardrobe	Termo pomp

Rooms

Laundry Room : 16 sq.m.	Terrace : 64 sq.m.

















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UNITÀ ABITATIVA TIPO A

PIANO INTERRATO | 2 POSTI AUTO, CANTINA
PIANO TERRA | AREA LIVING E CUCINA, BAGNO, LAVANDERIA, LOCALE TECNICO
PIANO PRIMO | 2 CAMERE, 2 BAGNI, 2 TERRAZZE
PIANO TERRAZZA | TERRAZZA PRATICABILE



PIANO TERRA | General Plan | 1:50

ROOM | Area

R1	Ingresso	2,80 mq
R2	Living	19,80 mq
R3	Cucina	16,50 mq
R4	Corridoio	2,50 mq
R5	Bagno	4,80 mq
R6	Lavanderia	16,75 mq
R7	Terrazza coperta	10,70 mq



PIANO PRIMO | General Plan | 1:50

ROOM | Area

R1	Corridoio	3,20 mq
R2	Camera	16,00 mq
R3	Bagno	5,00 mq
R4	Camera Master	21,40 mq
R5	Bagno Master	4,20 mq
R6	Terrazzo Master	14,50 mq
R7	Terrazzo	9,30 mq



PIANO TERRAZZA | General Plan | 1:50

ROOM | Area

R1	Terrazzo	64,00 mq
R2	S cale	3,5 mq



UNITÀ ABITATIVA TIPO B

PIANO INTERRATO | 2 POSTI AUTO, CANTINA
PIANO TERRA | AREA LIVING E CUCINA, BAGNO, LAVANDERIA, LOCALE TECNICO
PIANO PRIMO | 3 CAMERE, 3 BAGNI, 2 TERRAZZI
PIANO TERRAZZA | TERRAZZA PRATICABILE



PIANO TERRA | General Plan | 1:50

Superficie di piano interna: 99,06 mq
Superficie di piano esterna: 65,93 mq

ROOM | Area

R1	Ingresso	2,80 mq
R2	Living	19,80 mq
R3	Cucina	18,20 mq
R4	Corridoio	2,50 mq
R5	Bagno	5,10 mq
R6	Lavanderia	16,20 mq
R7	Locale tecnico	9,80 mq
R8	Terrazza coperta	15,10 mq
R9	Terrazze scoperte	22,60 mq

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PIANO PRIMO | General Plan | 1:50

ROOM | Area

R1	Corridoio	5,50 mq
R2	Camera Master	16,00 mq
R3	Bagno Master	5,25 mq
R4	Camera 1	9,20mq
R5	Camera 2	10,00 mq
R6	Bagno	2,85 mq
R7	Terrazzo	13,00 mq
R8	Terrazzo Master e giardino	24,25 mq



PIANO TERRAZZA | General Plan | 1:50

ROOM | Area

R1	Terrazzo	64,50 mq
R2	S cale	3,5 mq

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