

RESIDENZA VILLA BRANCA | units 15-21-22
Fine APARTMENTS on Lugano Lake



LOVE BEAUTY

Residenza Villa Branca is a prestigious residential complex built on one of the last plots that face directly on Lugano Lake.

Design, style and elegance merge with mastery, expertise and precision: in Residenza Villa Branca the final result is a true gem nestled in the surrounding area respecting places and people.

The entire structure consists of five buildings divided into 32 apartments and five penthouses that settle into the landscape harmoniously; the arched construction follows the morphology of the shore of the lake. The volumes are developed for five floors above ground.

The structure is built according to the most modern technologies: heating system with reversible heat pump with uptake of ground water, air cooling system, windows with triple glazing, ventilated facade with fine coating, well tended green areas.

A daytime concierge service and one equipped laundry are available to all residents.



A BREATHTAKING VIEW

The reflections of the sun projected on the water during the day and the lights of the houses on the shore at night create a picture that only nature can paint.

All the apartments enjoy a breathtaking view of the lake: the whole structure is designed to maximize the broad view and the light exposure of each apartment.





VERTICAL GARDENS

Vertical gardens divide the neighboring homes, ensuring a total privacy.

Thanks to the structural features and its location, this residence guarantees to be a safe long term investment.



A STARRED CHEF KITCHEN

Modern or classical, the kitchen comes equipped in each apartment.

The pleasure of the senses continues with a magnificent view of the lake that can be seen through the French windows opening on the terrace.



LIVING & DINING

The apartments have an open kitchen on the large and bright living room. The space further extends thanks to the front lake terrace which is accessed directly from the living room.



A ROOM TO DREAM

In the sleeping area there are large master bedrooms, bathrooms finished with fine materials and comfortable closets.



UNIT 15-21-22 | CREATE YOUR SPACE

UNIT 15 version OFFICE

Rif: PPP 15

Block E

Floor: 1

Total surface: 111.17sqm

Office surface: 97.74 sqm

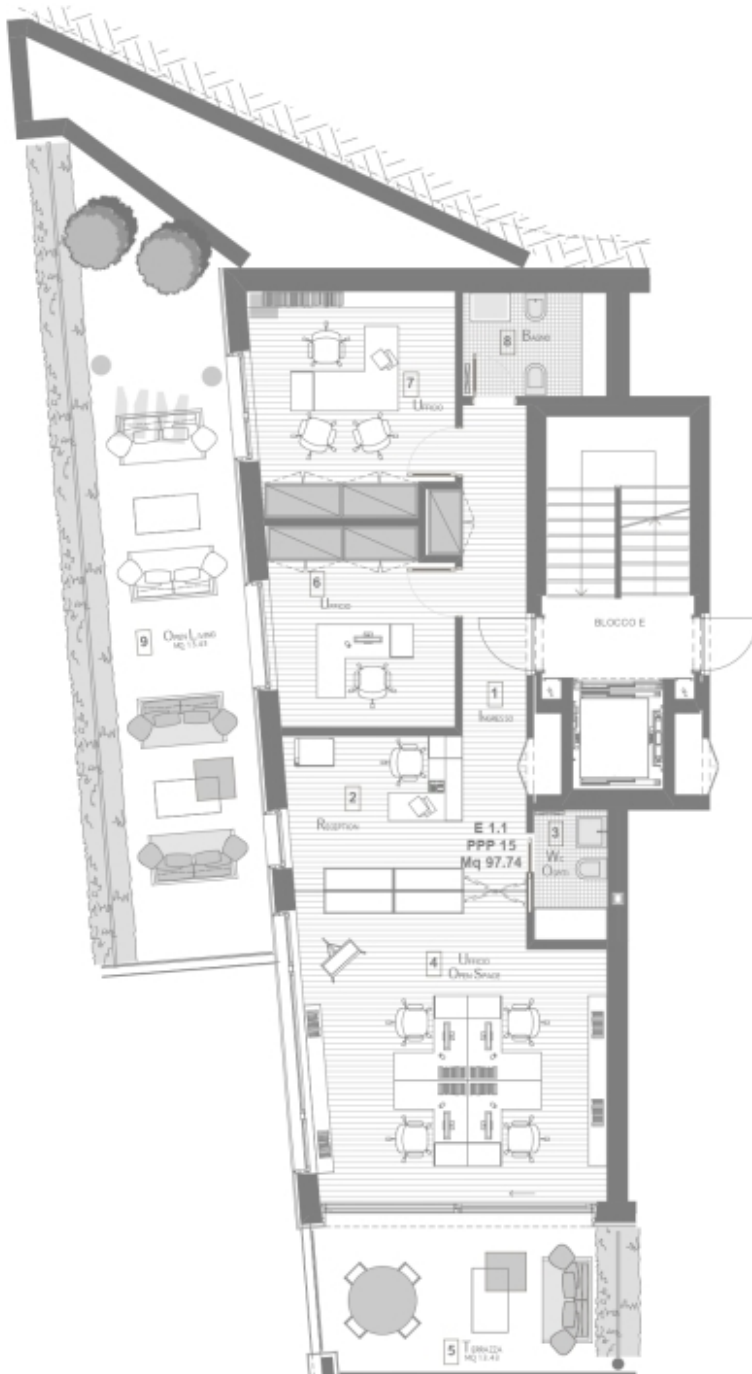
Terrace surface: 42.48 sqm
(13.43+13.43 sqm)

N. rooms: 3.5

N. bathrooms: 2

N. cellars: 1

N. indoor parking: 1



UNIT 15 version APARTMENT

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Apartment surface: 97.74 sqm

Terrace surface: 42.48 sqm

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N. rooms: 3.5

N. bedrooms:

N. bathrooms: 2

N. cellars: 1

N. indoor parking: 1





UNIT 21 version OFFICE

Rif: PPP 21

Block C

Floor: 2

Total surface: 129.36 sqm

Office surface: 118.02 sqm

Terrace surface: 22.68 sqm
(9.25+13.43 sqm)

N. rooms: 4.5

N. bathrooms: 3

N. cellars: 1

N. indoor parking: 1



UNIT 21 version APARTMENT

Rif: PPP 21

Block C

Floor: 1

Total surface: 129.36 sqm

Apartment surface: 118.02 sqm

Terrace surface: 22.68 sqm

(9.25+13.43 sqm)

N. rooms: 4.5

N. bedrooms:

N. bathrooms:

N. cellars: 1

N. indoor parking: 1



UNIT 22 version OFFICE

Rif: PPP 22

Block C

Floor: 2

Total surface: 129.36 sqm

Office surface: 118.02 sqm

Terrace surface: 22.68 sqm
(9.25+13.43 sqm)

N. rooms: 4.5

N. bathrooms: 3

N. cellars: 1

N. indoor parking: 1

UNIT 22 version APARTMENT

Rif: PPP 22

Block C

Floor: 1

Total surface: 129.36 sqm

Apartment surface: 118.02 sqm

Terrace surface: 22.68 sqm

(9.25+13.43 sqm)

N. rooms: 4.5

N. bedrooms:

N. bathrooms:

N. cellars: 1

N. indoor parking: 1



MELIDE - Lugano

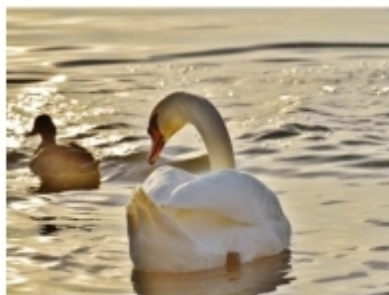
Residenza Villa Branca has a strategically perfect location: a few minutes from the highway, from the beautiful Morcote, from Campione d'Italia and just 10 minutes' drive from the center of Lugano. Nearby there are schools, shops, public transportation as train and boat, tennis courts, jogging track, soccer fields and more.

Many events are organized by the municipality of Melide.

A lifestyle suited to the needs of any residential purpose, either for holidays, or to live throughout the year, as well as a guaranteed investment property.



HIGHWAY



NATURE



SPORT



TRAILS



EVENTS



CONCERTS



HISTORY



TOURISM



TICINO - SWITZERLAND

Ticino is the southern Canton in Switzerland. Known for the beauty of its lakes, the mild climate, a lush vegetation, Ticino is in the center of Europe and bordering Italy.

The territory allows you to enjoy many activities in the open air all year round. The services and facilities available make Ticino a pleasant place where to live, to go on vacation or doing business.

Less than an hour away is the iconic city of fashion, Milan, with its three international airports.

A GUARANTEED INVESTMENT

Ticino today is commercially enterprising and proposes to those who want to implement their business a financial center amongst the most fervent in the world, with an enviable fiscal environment and a stability of the system beyond compare. All elements that make the outlooks for the future of this region even more interesting.

Lugano is also the third financial center of Switzerland and it is a city of international importance.

To live and invest in this country means to point to an exclusive and prestigious lifestyle.



Price:

PPP 15 (3,5 loc) – 1.520.000 chf

PPP 21 (4,5 loc) – 1.680.000 chf

PPP 22 (4,5 loc) – 1.680.000 chf

all inclusive 1 garage place