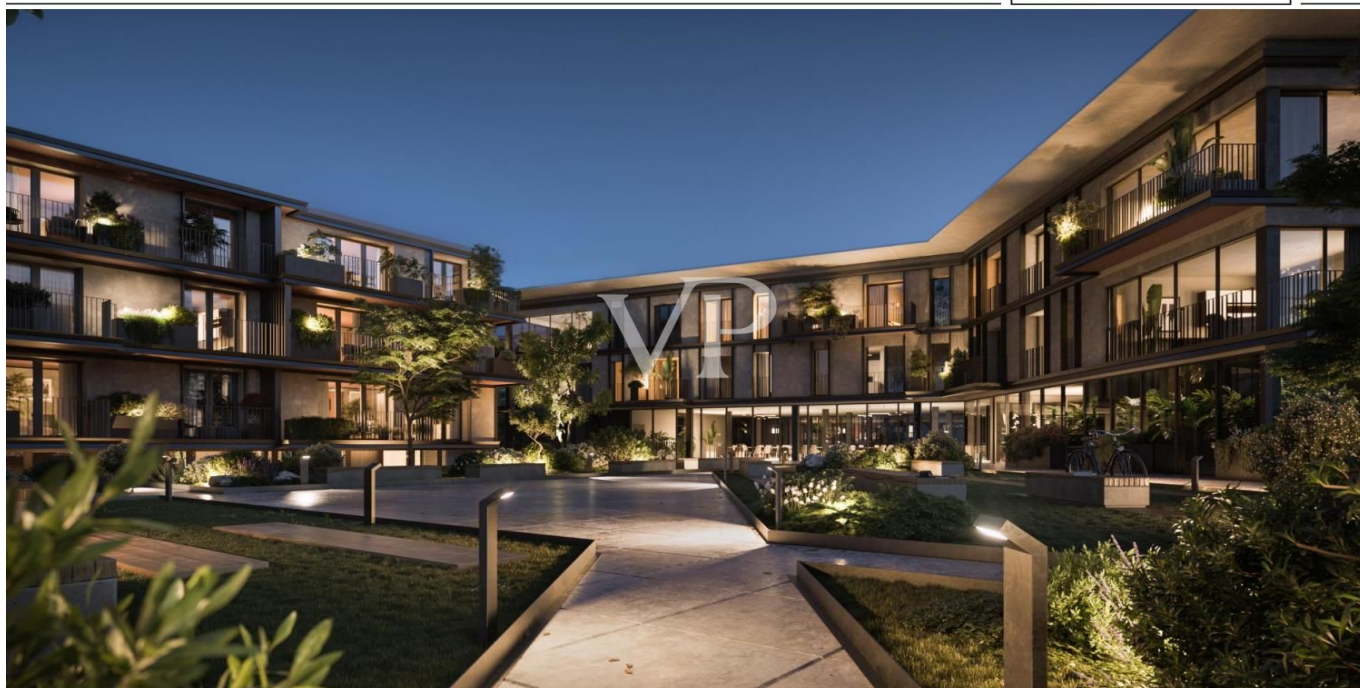


Stabio – Mendrisio

A stone's throw from Lugano - Elegant apartments in exclusive new residence

Property ID: IT242941637



www.von-poll.it

PURCHASE PRICE: 329.000 EUR • ROOMS: 1.5

Property ID: IT242941637 - 6855 Stabio – Mendrisio

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT242941637 - 6855 Stabio – Mendrisio

At a glance

Property ID	IT242941637
Available from	01.06.2027
Floor	2
Rooms	1.5
Bedrooms	1
Bathrooms	1
Year of construction	2026
Type of parking	1 x Multi-storey car park, 64000 EUR (Sale)

Purchase Price	329.000 EUR
Commission	Subject to commission
Equipment	Terrace, Balcony

Property ID: IT242941637 - 6855 Stabio – Mendrisio

Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Solar	Energy efficiency class	A+
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2025

Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



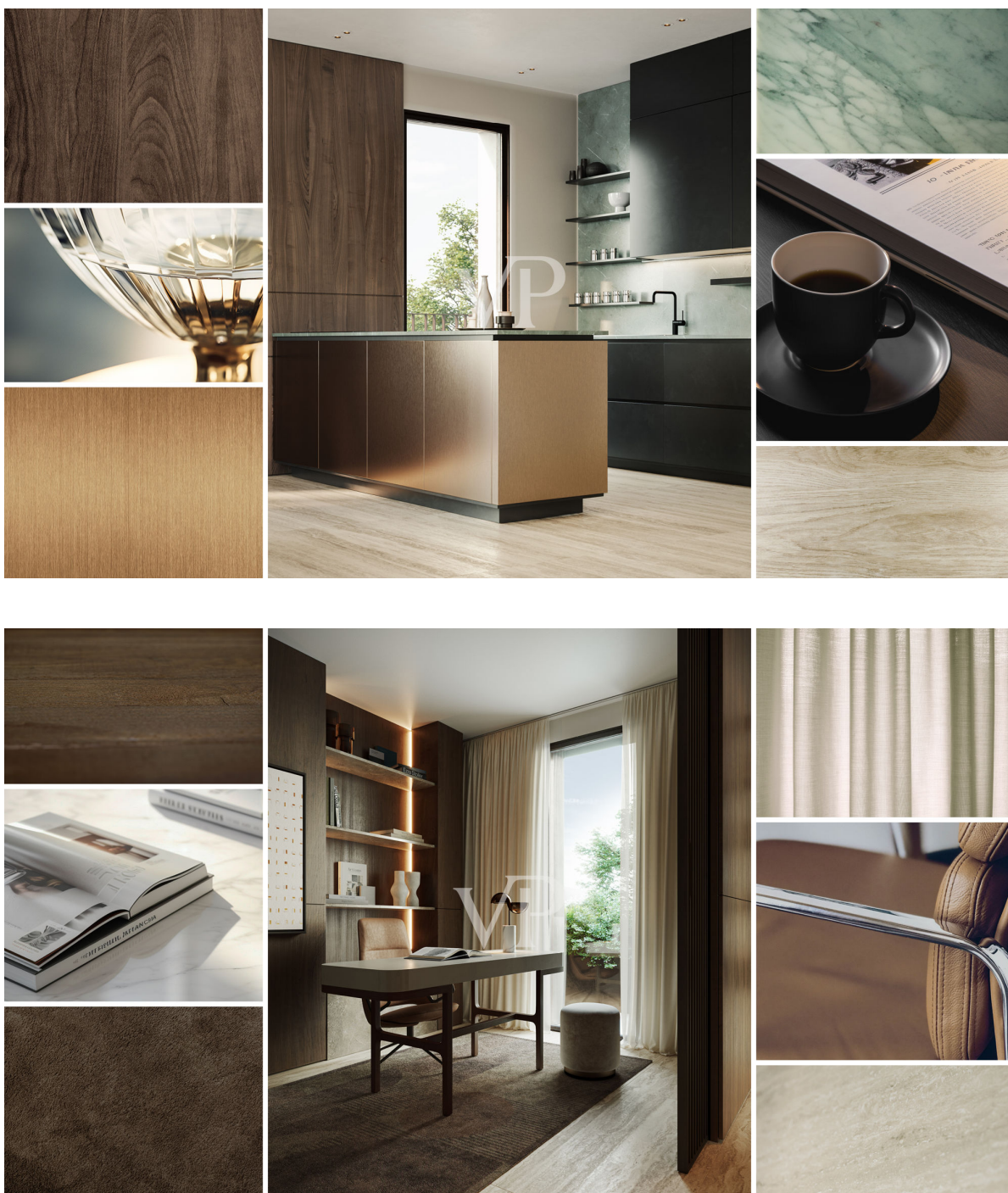
Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

The property



Property ID: IT242941637 - 6855 Stabio – Mendrisio

Floor plans



Le immagini raffigurano l'intenzione progettuale e potrebbero subire delle modifiche. Per tale ragione non sono vincolanti.
The images show/represent the design intention and may be subject to changes. For this reason they are not binding

— 3 —

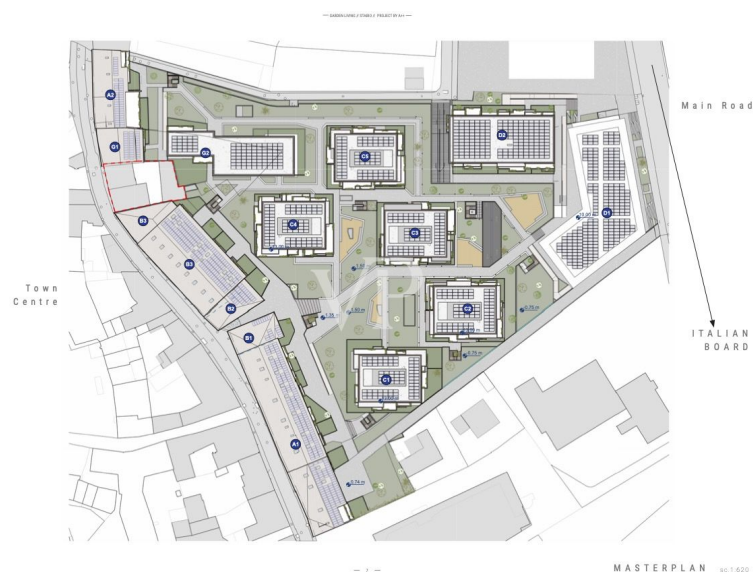
RENDERING AREA



Le immagini raffigurano l'intenzione progettuale e potrebbero subire delle modifiche. Per tale ragione non sono vincolanti.
The images show/represent the design intention and may be subject to changes. For this reason they are not binding

— 3 —

RENDERING AREA



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT242941637 - 6855 Stabio – Mendrisio

A first impression

STABIO - SWITZERLAND

The "Stabio Garden Living" residential project is soon to begin construction, with completion scheduled for mid-2027.

It is a residential complex offering apartments of different sizes, with a choice between "Primary residence" and "Secondary / Commercial residence," depending on the buyer's residence status.

The types of purchase are as follows:

1. Primary Residence:

Intended for buyers residing in Switzerland, with subsidized price.

2. Secondary/Commercial Residence:

Intended for foreign buyers, i.e. people without residence in Switzerland, with list price.

Types of Apartments Available:

Apartments of various sizes and configurations are available, as follows:

1.5 rooms: 47 sqm - CHF 305,500.00 / CHF 399,500.00

2.5 rooms: 76 sqm - CHF 494,000.00 / CHF 646,000.00

3.5 rooms: 108 sq. m. - CHF 702,000.00 / CHF 918,000.00

4.5 rooms: 133 sq. m. - CHF 864,500.00 / CHF 1,130,500.00

5.5 rooms: 203 sq. m. - CHF 1,319,500.00 / CHF 1,725,500.00

Each unit is designed to offer modern and comfortable living spaces with high-quality finishes.

For each apartment, it is possible to purchase one or more parking spaces, available at a price of CHF 60,000 each.

Additional Information:

Specifications, which will provide further details on the materials and finishes planned for

each apartment, are available upon request.

With a wide choice of housing types and diverse prices, this project is designed to meet different needs for residence or investment.

Discover a new standard of contemporary living, where wellness, privacy and connection come together to provide a unique experience. Stabio Garden Living is not just a home, but an oasis of comfort and serenity that celebrates the connection to nature and the art of living well.

The elegant buildings and lush landscape create a sophisticated retreat where every detail is designed to enhance your quality of life. Living here means rediscovering the pleasures of every day, surrounded by manicured green spaces with exclusive amenities. Do not hesitate to contact us to make an appointment on site, directly in the Keturah flagship store!

Property ID: IT242941637 - 6855 Stabio – Mendrisio

Details of amenities

- New Construction
- Solar panels
- Minergie energy classification (Swiss standard for comfort, efficiency and climate protection for both new construction and renovation)
- Home automation on request
- Gymnasium
- Co-working area

Property ID: IT242941637 - 6855 Stabio – Mendrisio

All about the location

In the heart of Stabio, just a stone's throw from Mendrisio and the shores of Lake Lugano and Como, you will find a perfect retreat to disconnect from the hustle and bustle, without sacrificing the convenience of connections for your explorations in Switzerland and Italy.

A place that invites you to discover, savor and choose a new experience every day.

Below are the travel times for the main destinations you can reach by car:

60 min " Milan

30 min " Como

25 min " Lugano

10 min " Mendrisio

26 min " Varese

50 min " Bellinzona

60 min " Locarno

45 min " Milan Malpensa Airport

180 min " Zurich Airport

Property ID: IT242941637 - 6855 Stabio – Mendrisio

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com