



RESIDENZA LUMINO LOCARNO MONTI, SWITZERLAND

Pagani & Mantegazza Real Estate

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RESIDENZA LUMINO

*A corner of tranquility
overlooking Lake Maggiore*

Residenza Lumino, located in Locarno Monti, is the ideal place for those looking for a home that combines the beauty of nature with the comfort of modern life.

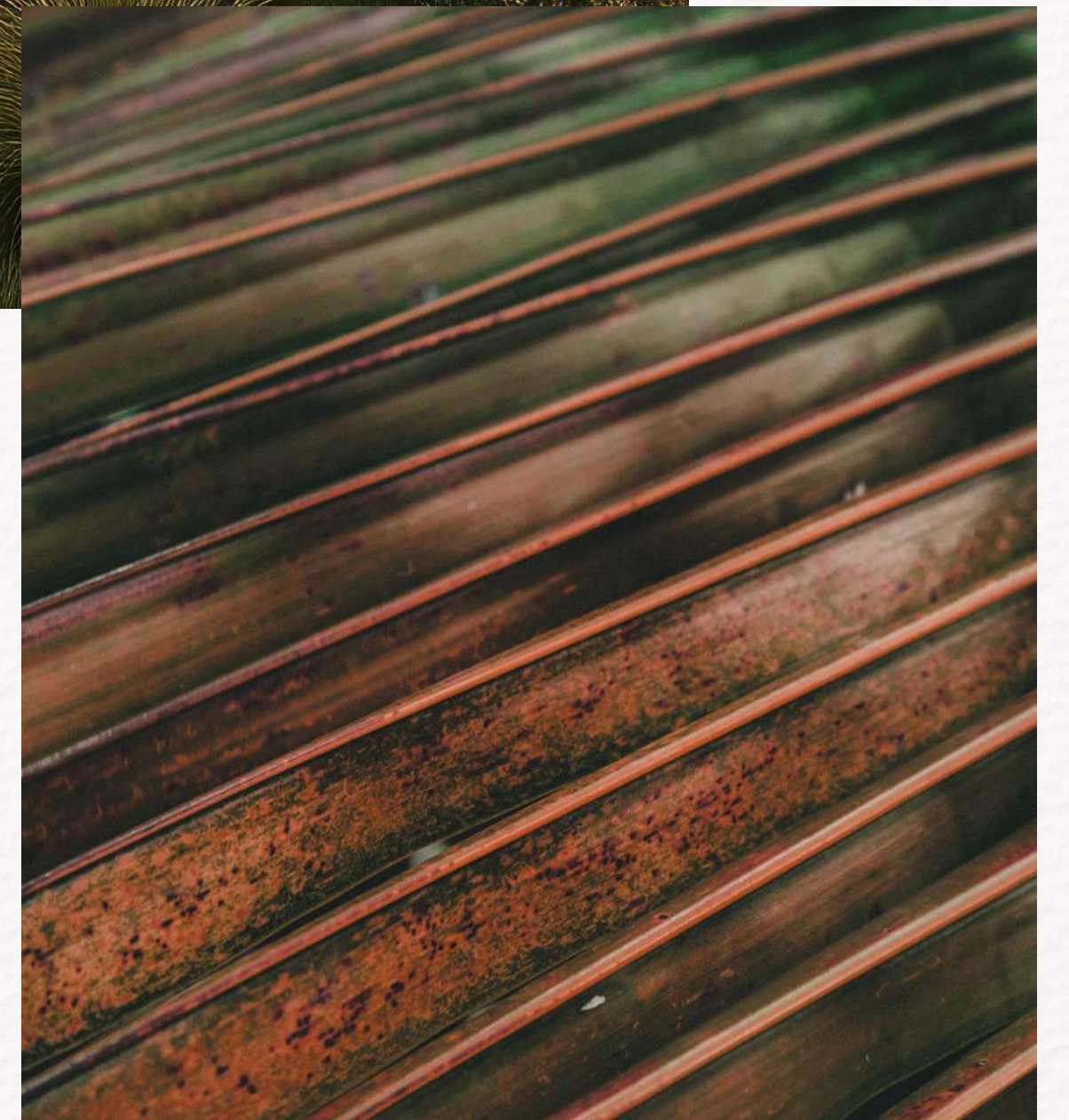
Surrounded by greenery and a few minutes from the center of Locarno, it offers spectacular views of Lake Maggiore, in a quiet and relaxing environment. A perfect refuge where the landscape becomes the protagonist and every corner of the house is designed for your well-being.

THE HISTORY OF THE RESIDENCE

Founded in 1990 as a hotel and retirement home, Residenza Lumino underwent a complete renovation in 2023, becoming a modern ***luxury*** residence.

The original buildings have been completely renovated, respecting the ***architectural tradition of Ticino*** but with a contemporary design, and are now composed of exclusive apartments with high quality finishes.

A value that grows over time: more than a home, it is an investment in the Swiss real estate sector, in a location that combines beauty, exclusivity and solidity.

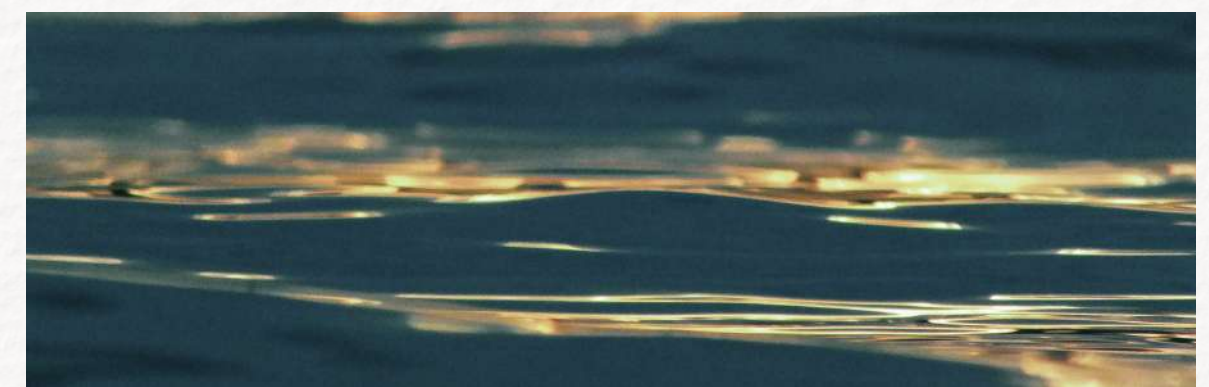




LAKE MAGGIORE

Just minutes away from Locarno and Ascona, Lake Maggiore, with its breathtaking view, is the beating heart of this area. ***Its calm waters and spectacular landscapes*** are an irresistible appeal for those who seek a quiet corner, away from the hustle and bustle of everyday life.

Residenza Lumino offers a ***privileged panoramic view*** on this lake, which every day gives colors and fascinating views. Perfect for walks along its shores, boat trips or simply to enjoy the scenery, Lake Maggiore is the ideal place to ***live, relax and recharge.***



ASCONA & LOCARNO

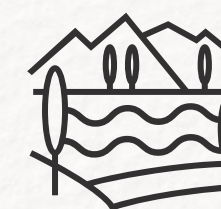
Ascona and Locarno, located along the beautiful shores of Lake Maggiore, are one of the most sought-after areas in Switzerland for real estate investment.

Thanks to their **privileged location**, the economic stability of Switzerland and the growing demand for luxury properties, these locations offer a unique opportunity. The area attracts international tourists and residents, with prestigious events such as the **Locarno Film Festival**, while the natural beauty and exclusive environment increase the appeal for those looking for a high-end residence or second home.

Investing in real estate in Ascona and Locarno means not only buying a property, but also acquiring a valuable asset in an environment of **strong growth and stability**.



5 minutes from Locarno



10 minutes from Ascona



1,5 hours from Milan



2,5 hours from Zurich



PRIMARY & SECONDARY RESIDENCE

All the apartments still available at Residenza Lumino are intended for primary residence, offering a ***stable and safe*** environment for those who want to live all year round in a ***quiet but well connected area***.

The only exception is the penthouse, which was designed as a secondary residence for those looking for an ***exclusive retreat away from everyday routine***.



THE PENTHOUSE

For those looking for something really special, the penthouse of Residenza Lumino represents ***exclusivity***.

With large terraces, ***spectacular views of the lake*** and a refined design, the penthouse is the ideal choice for those who want a luxury home away from the daily hustle and bustle. Perfect as a secondary residence, it offers ***unparalleled privacy and comfort***.

Your residence in the skies of Ticino: ***a penthouse suspended between earth and sky***.

PENTHOUSE / FLOOR 1

Locals N°: 5.5 (3 bedrooms + fitness room)

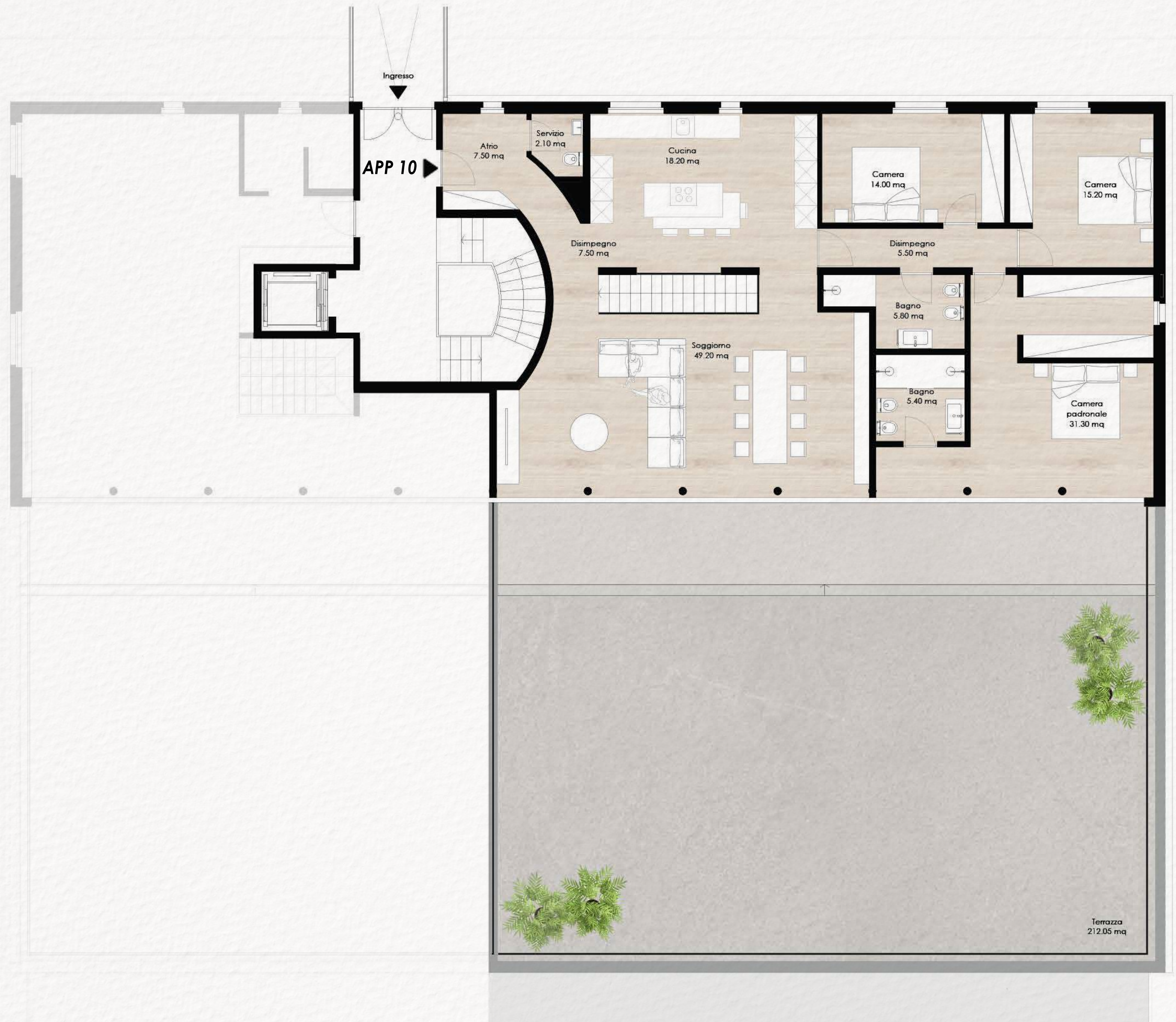
Interior area: 226,70 m²

Terrace: 214,80 m²

Price: CHF 2.500.000,00

Secondary Residence

Lake View





PENTHOUSE / FLOOR 2

Locals N°: 5.5 (3 bedrooms + fitness room)

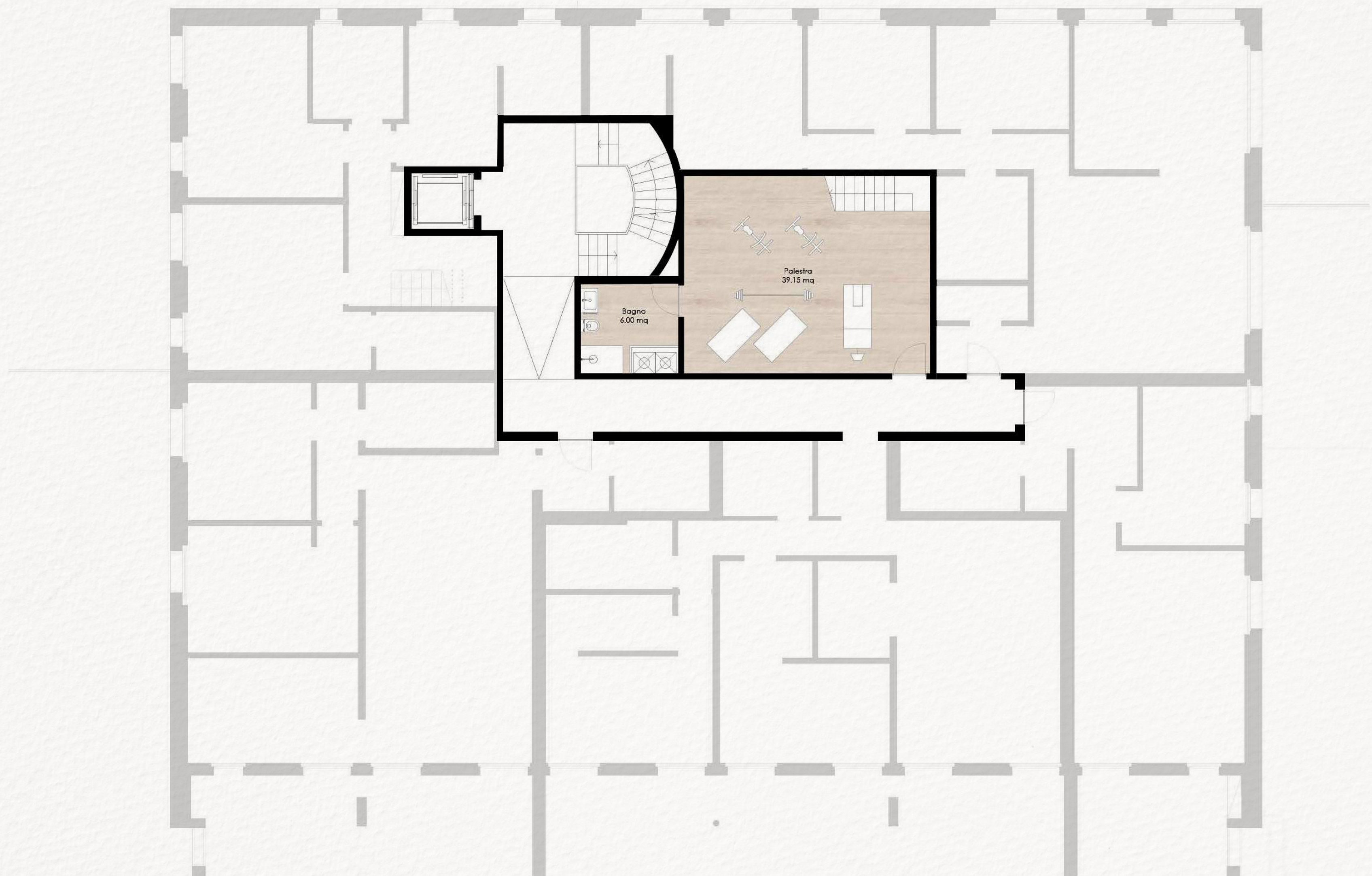
Interior area: 226,70 m²

Terrace: 214,80 m²

Price: CHF 2.500.000,00

Secondary Residence

Lake View



THE APARTMENTS

Each apartment at Residenza Lumino is designed to offer ***maximum comfort***.

With ***large spaces, high quality finishes and natural light*** thanks to the south exposure, these apartments are ideal for living in peace, with the possibility of enjoying the surrounding natural beauty.

Every detail ***is designed to meet your daily needs***, from the large kitchen to the spacious living area. Refined architectural lines and ***breathtaking views***, the perfect combination of elegance and nature.



Lake View



Pool



Southern exposure



Garden



Elevator



Solar Panels



BLOCK A / PPP6

An apartment with a ***modern and bright*** character, with environments designed for maximum comfort.

The spacious terrace and attention to detail make this ideal solution for those who want to live in an ***elegant and relaxing environment***.

BLOCK A / PPP6

Locals N°: 3.5

Interior area: 118.00 m²

Terrace: 44.20 m²

Price: CHF 1.230.000

Primary Residence

Lake View





BLOCK A / PPP5

A spacious and bright apartment, with ***well-distributed spaces*** and a large terrace ideal for living outside.

The modern style and fine finishes make this three-room apartment perfect for those looking for ***elegance and comfort***.

BLOCK A / PPP5

Locals N° 3.5

Interior area: 123.40 m²

Terrace: 28.80 m²

Price: CHF 1.210.000

Primary Residence

Lake View





BLOCK A / PPP8

An *elegant and bright* apartment, with generous space and overlooking a large private garden. Perfect for those seeking *tranquility and style* in a modern setting.

BLOCK A / PPP8

Locals N°: 4.5

Interior area: 130.40 m²

Private garden: 64.80 m²

Price: CHF 1.180.000

Primary Residence

Partial Lake View (Garden)





BLOCK A / PPP3

This elegant apartment offers a modern design and *high quality finishes*.

The living area, *bright and spacious*, opens onto a private terrace and a large garden, ideal for relaxing moments outdoors.

BLOCK A / PPP3

Locals N°: 3.5

Interior area: 101.60 m²

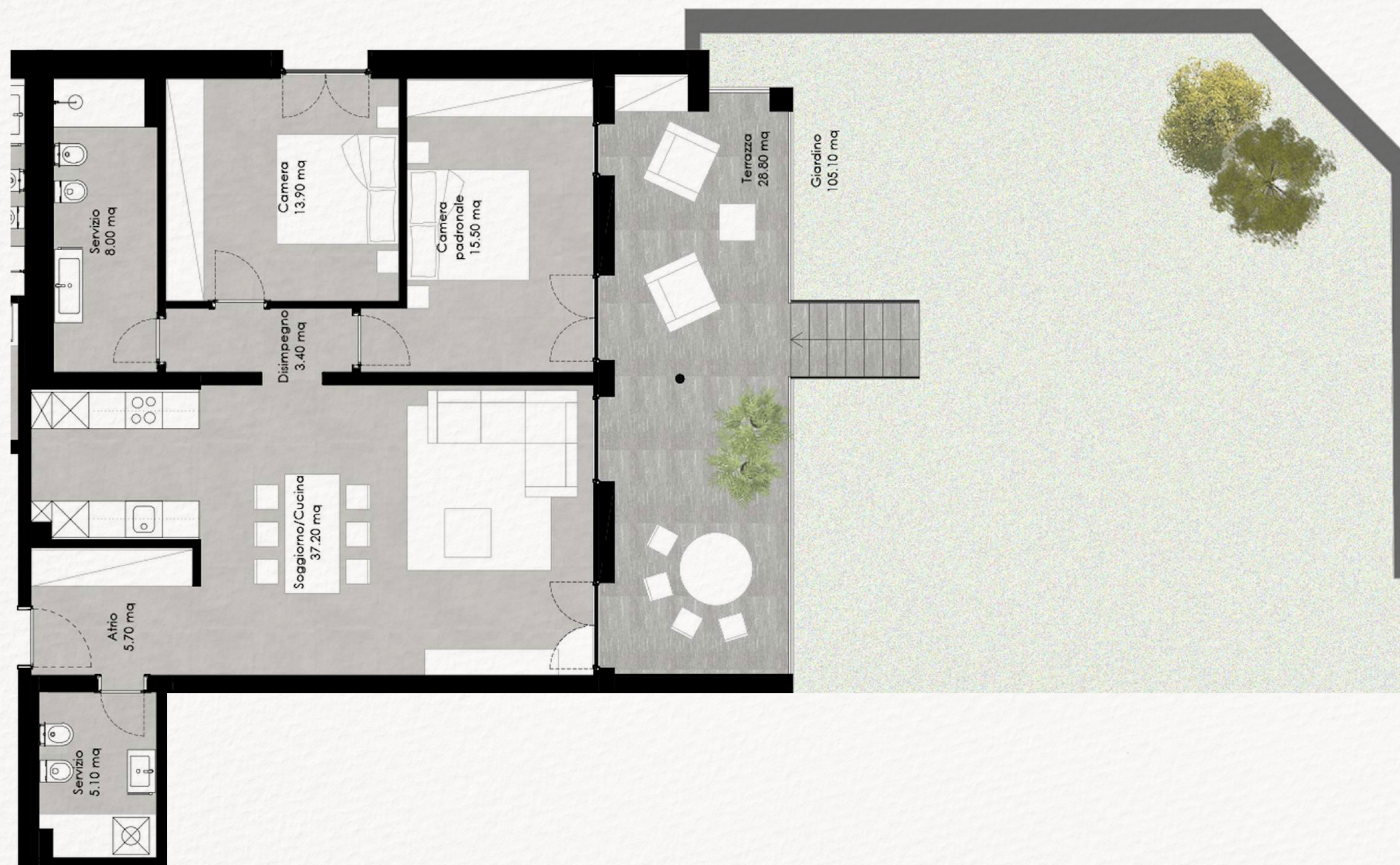
Terrace: 28.80 m²

Private garden: 105.60 m²

Price: CHF 1.105.000

Primary Residence

Lake View





BLOCK B / PPP13

Elegant and bright apartment, with well-distributed spaces and a private outdoor area.

Ideal for those seeking comfort and tranquility in a *refined environment*.

BLOCK B / PPP13

Locals N°: 3.5

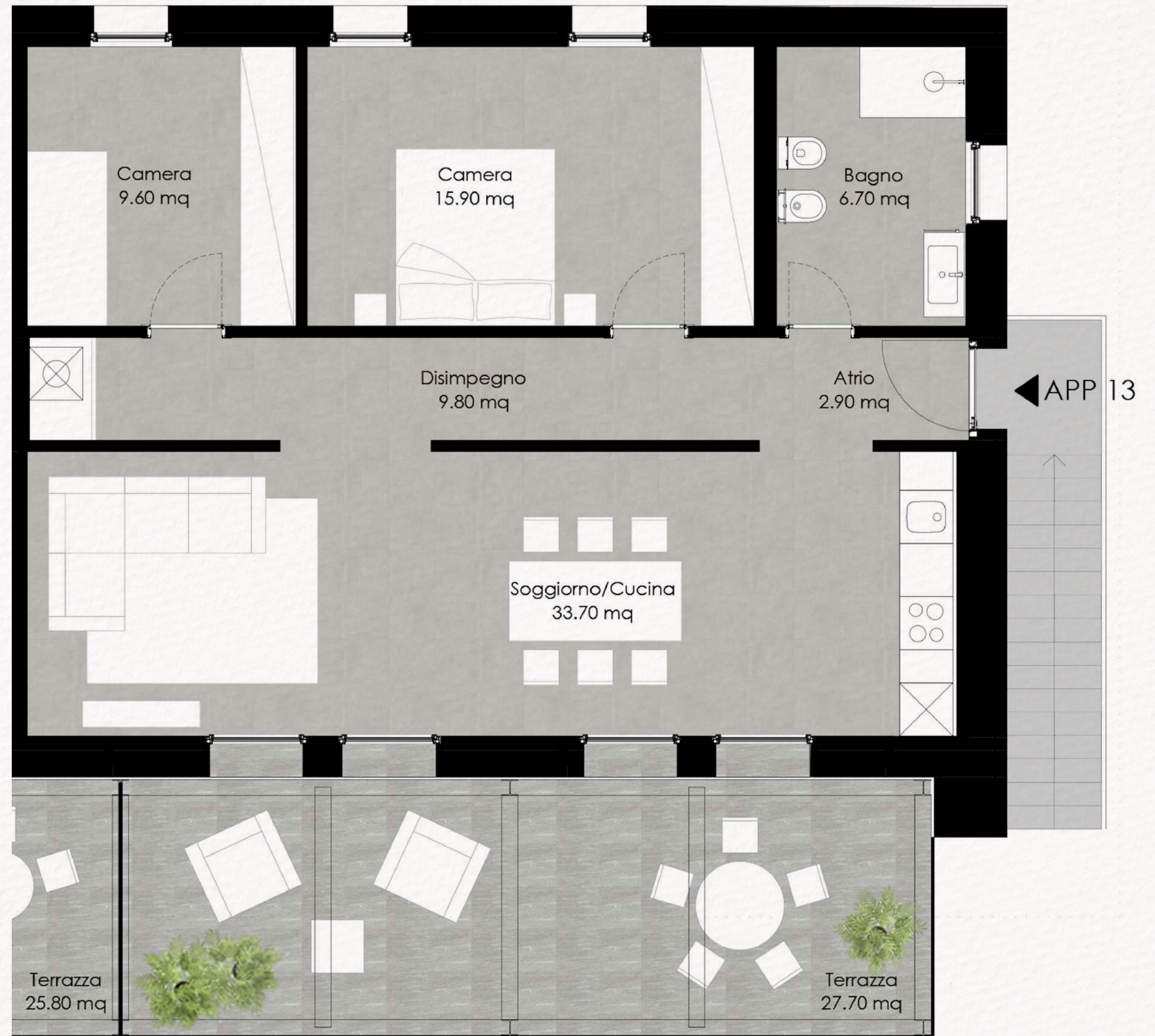
Interior area: 90.30 m²

Terrace: 27.50 m²

Price: CHF 915.000

Primary Residence

Lake & Forest View





BLOCK A / PPP2

An elegant and functional apartment, ideal for those seeking ***comfort and tranquility***.

The spaces are well distributed and flooded with natural light, with a cozy living area, open kitchen and direct access to the outdoor area. A perfect balance between ***modernity, relaxation and contact with nature***.

BLOCK A / PPP2

Locals N°: 2.5

Interior area: 76.20 m²

Terrace: 29.10 m²

Private garden: 99.70 m²

Price: CHF 905.000

Primary Residence

Lake View





BLOCK B / PPP12

This apartment offers a modern and functional design, with a bright living room that opens onto a private garden, ideal for relaxing moments outdoors.

The bedrooms guarantee ***comfort and tranquility***, while the high quality finishes give a touch of ***elegance*** to the environment.

BLOCK B / PPP12

Locals N°: 3.5

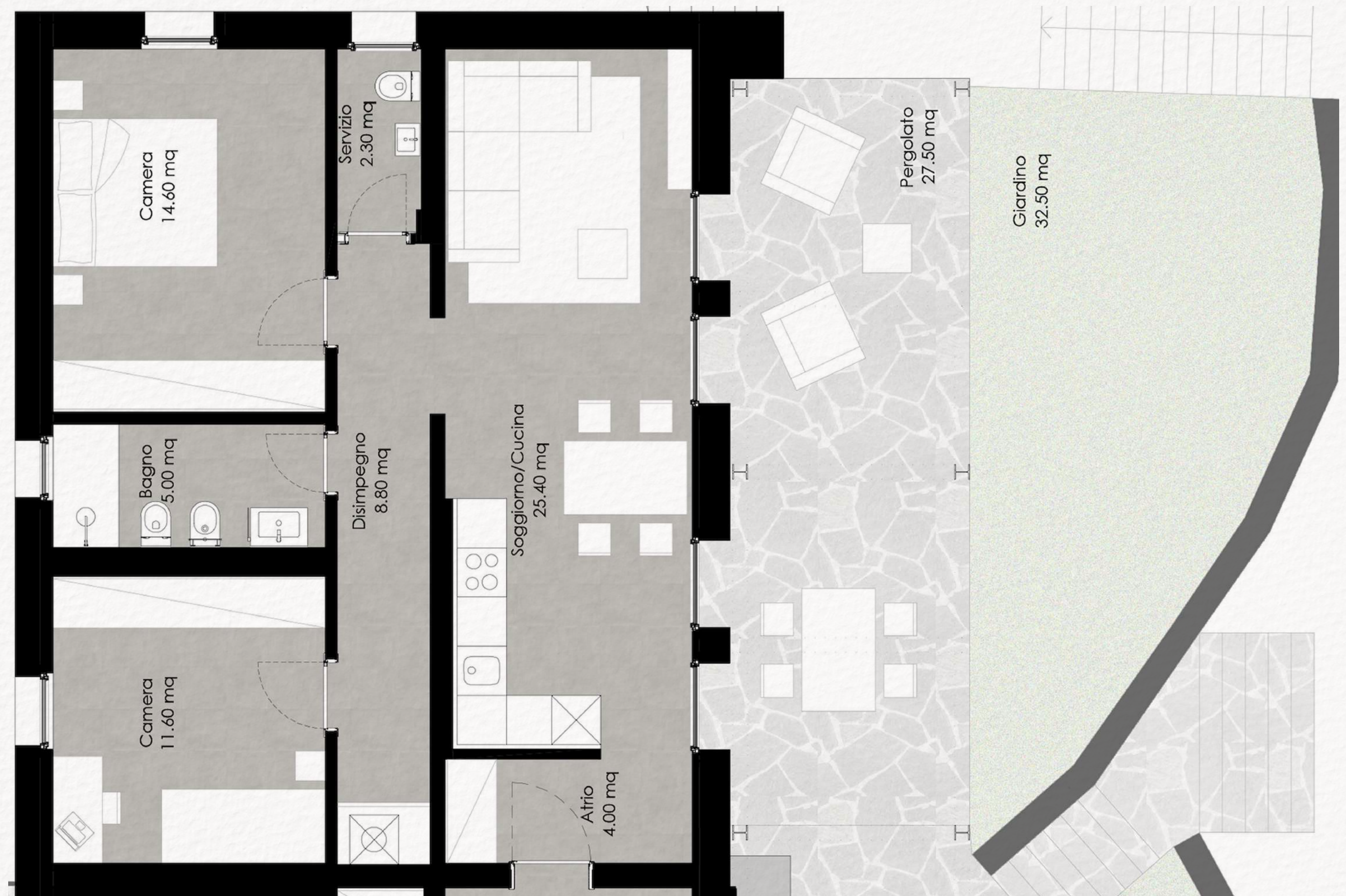
Interior area: 85.20 m²

Private garden: 60 m²

Price: CHF 895.000

Primary Residence

Partial Lake View (Garden / Pergola)





BLOCK A / PPP7

This apartment offers a modern and functional environment, ideal for those seeking **comfort and practicality**.

The open-plan living area is **bright and welcoming**, while the private terrace is a perfect space to relax outdoors.

BLOCK A / PPP7

Locals N°: 2.5

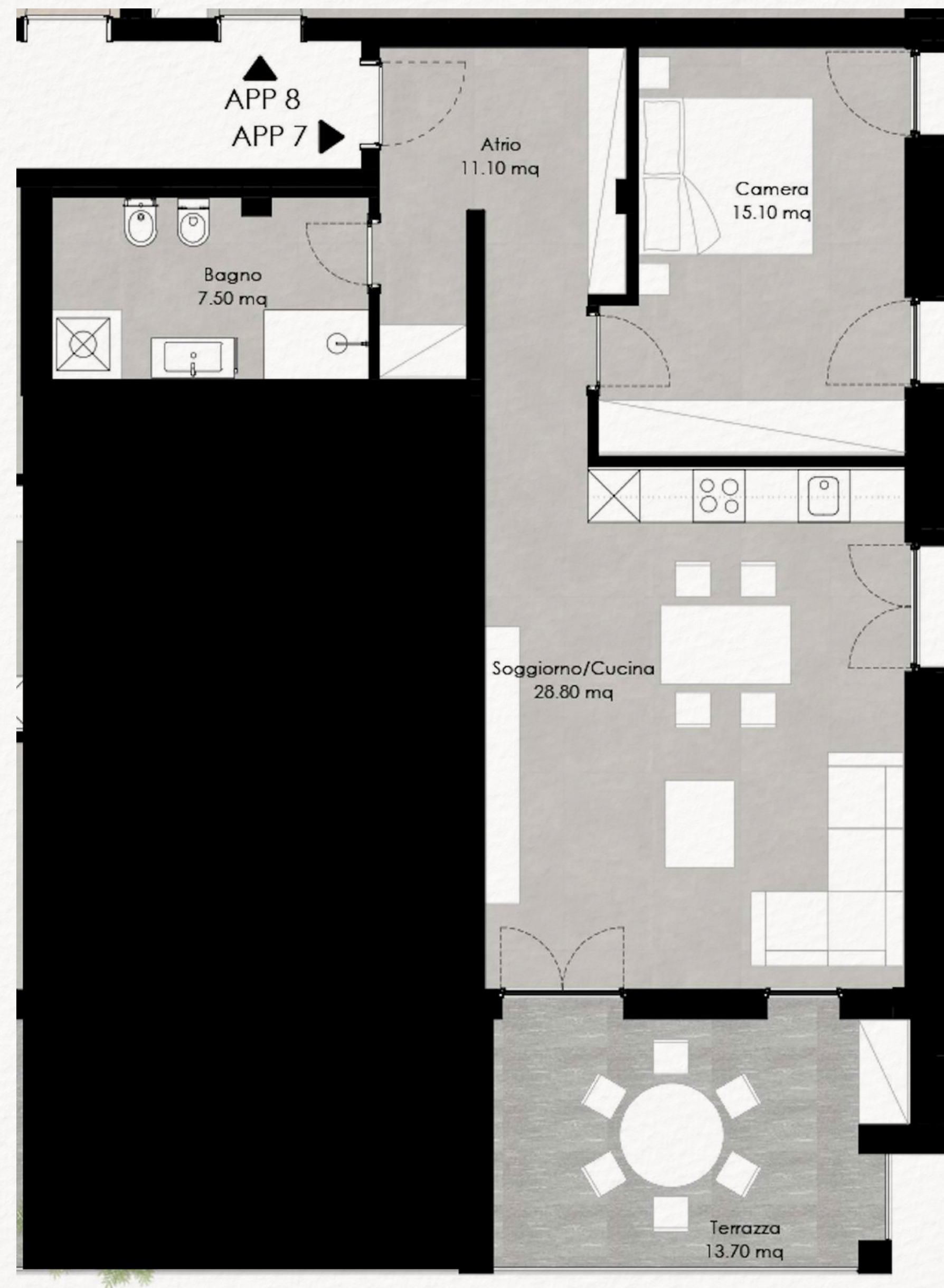
Interior area: 71.60 m²

Terrace: 13.70 m²

Price: 715.000

Primary Residence

Lake View





BLOCK A / PPP4

This cozy studio is characterized by a **compact and functional design**, ideal for singles or couples.

The bright living area opens onto a large **private garden**, perfect for relaxing moments outdoors. High-quality finishes and fine details guarantee **comfort and style** in a privileged location.

BLOCK A / PPP4

Locals N°: One-room apartment

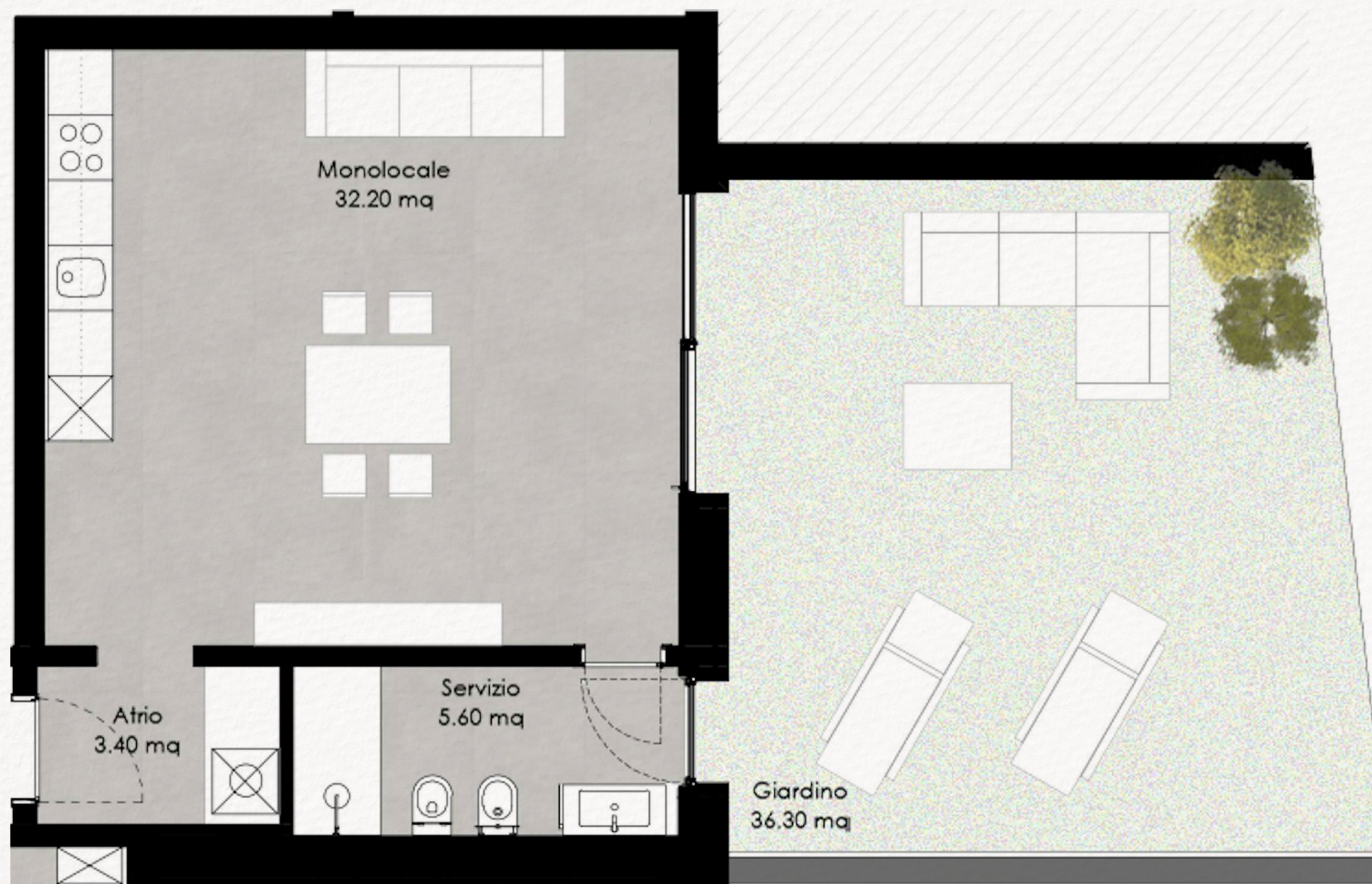
Interior area: 47.30 m²

Private garden: 36.40 m²

Price: CHF 570.000

Primary Residence

Partial Lake View (Garden)



Block A	PPP	Type	Interior Area (m²)	Terrace (m²)	Garden (m²)	Price (CHF)
Floor 1	2A	2.5	76.2	29.1	99.2	905.000
	3A	3.5	101.8	28.8	105.1	1.105.000
	4A	1.5	47.3	/	36.3	565.000
Floor 2	5A	3.5	123.4	28.8	/	1.210.000
	6A	3.5	118	44.2	/	1.230.000
	7A	2.5	71.6	13.7	/	715.000
	8A	4.5	130.4	/	64.8	1.180.000
Floor 3	10A	5.5	226.7	214.8	/	2.500.000
Block B	PPP	Type	Interior Area (m²)	Terrace (m²)	Garden (m²)	Price (CHF)
Ground Floor	12B	3.5	85.2	27.5	32.5	895.000
Floor 1	13B	3.5	90.1	27.7	/	915.000
Parking	CHF 50.000					



DISCOVER RESIDENZA LUMINO

Your new home awaits you!

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