

GREEN CORNER

LIVING IN THE HEART OF PARADISO

MAIN RESIDENCES
SECONDARY RESIDENCES I
HOLIDAY APARTMENTS
COMMERCIAL SPACES

At the corner Viale San Salvatore/Via Geretta
in 6900 Paradiso, TI - Switzerland

69000

PARADISO

VIA

GERETIA

TABLE OF CONTENTS

Project description Green Corner	6
Paradiso in the past and today	9
Paradiso the surroundings	10
Paradiso location information	12
Being active in Paradiso leisure time and sports	14
Sustainability at Green Corner for today and tomorrow	16
Property information	17
Our offer	24
Floor plans apartments	26
Floor plans penthouse	28
Commercial spaces for innovative ideas	32
Floor plans commercial spaces	34
Sales contact	36

DISCLAIMER

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VISUALIZATION
3.5 ROOM APARTMENT

PROJECT DESCRIPTION

Green Corner

Welcome to Paradiso! A charming residential community directly on Lake Lugano in Ticino which is known for its picturesque landscape and Mediterranean climate.

We are building a modern apartment building here that combines the best of urban and city life.



VISUALIZATION PENTHOUSE LIVING ROOM

MAIN RESIDENCES

The property offers 37 modern apartments distributed over nine aboveground floors.

Road access to the building is from Via San Salvatore on the east side. The basement levels offer a total of 38 parking spaces, 37 cellar compartments, 7 storage rooms, various other storerooms as well as a utility room for the heating and electrical power systems.

The ground floor accommodates a large commercial unit which can be split in two, with pedestrian access from Via Geretta (south side) and from Via San Salvatore (east side).

SECONDARY RESIDENCES | HOLIDAY APARTMENTS

Limited quota

The main entrance to the apartments is also in Via San Salvatore. The rooftop is split into two terraces for the exclusive use of the penthouse apartments. Two lifts connect all floors.

The apartments are designed with loving attention to detail and offer outstanding living comfort. Every apartment is made of premium quality materials and equipped with cutting-edge technology to create a luxurious and comfortable ambiance. Leave your everyday stress and hassle behind and enjoy the harmonic atmosphere.

Our construction project GREEN CORNER is uniquely located in the tax-privileged municipality of Paradiso, surrounded by breathtaking Ticino nature, a picture-perfect panoramic view and Lake Lugano. Take a leisurely walk along the lakefront, the clear water of the lake is calling for a swim, or just savor the environment.

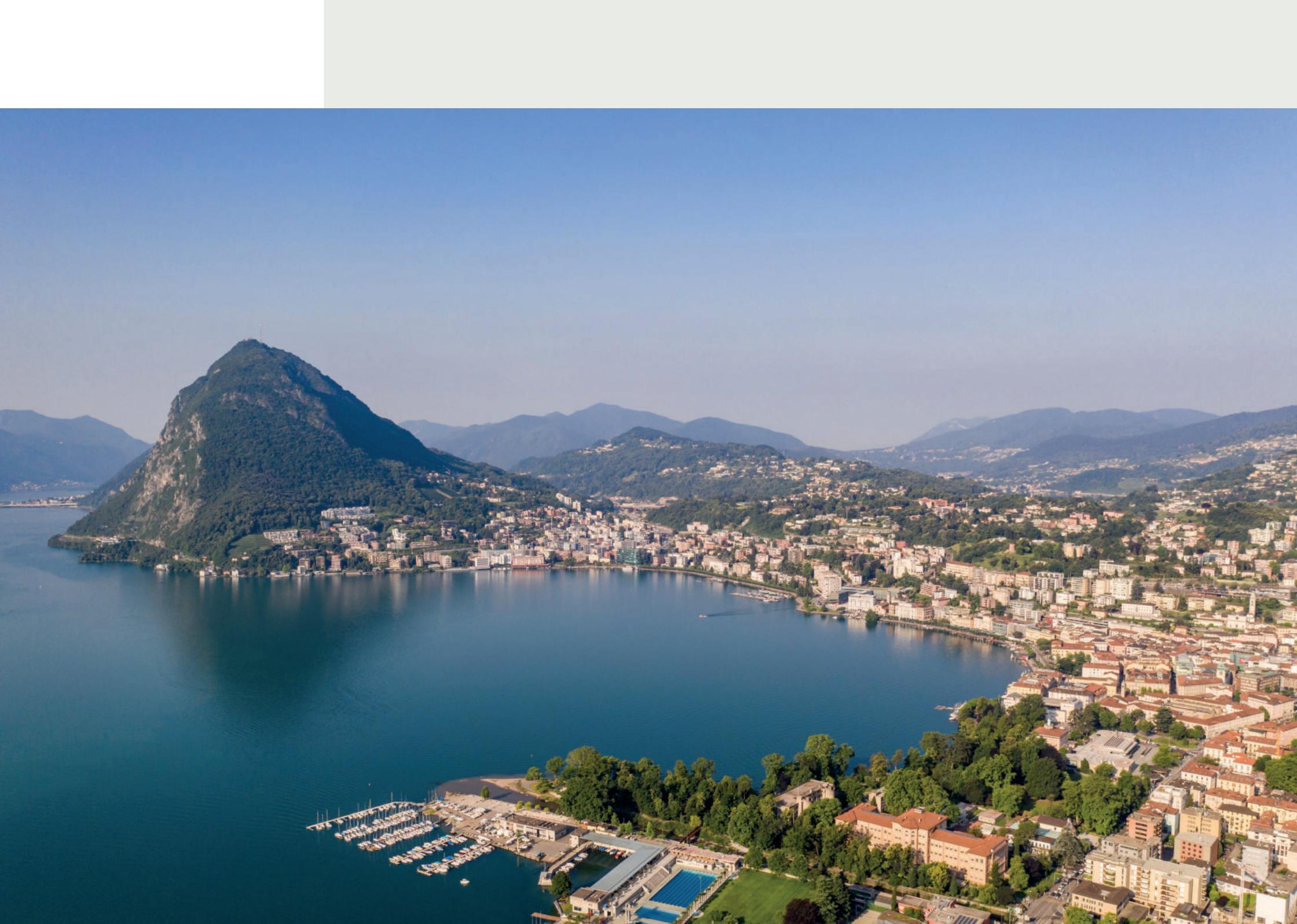
Ready for occupancy in summer 2025, you will have the perfect chance to plan your new home and to get ready for an exciting future in one of the most beautiful regions along the lake.

COMMERCIAL SPACES

2 commercial units on the ground floor

Secure your apartment now and create your own oasis of well-being.

For further information about the project and floor plans, building specifications and budget plan, please turn to our project website greencorner.homes.



PARADISO

in the past and today

Paradiso is a municipality with a population of almost 5000 in the Swiss Canton of Ticino, district of Lugano, at the foot of the Monte San Salvatore mountain and in the direct vicinity of idyllic Lake Lugano.

Until the 1960's, the population lived mainly on agriculture and fishery. Silkworm breeding was also widespread. When the Gotthard railway line was inaugurated in 1882, new perspectives opened up, especially in tourism.

This why the Monte San Salvatore funicular was inaugurated in 1890. The vintage funicular leading up to Monte San Salvatore has been and still is one of the most important tourist attractions in the region.

The municipality offers numerous and varied activities. Excellent public infrastructure makes Paradiso a privileged place regarding quality of life. In addition, the town directly borders the lake with its great scenic appeal.

PARADISO

the surroundings

Paradiso is a quaint municipality in the Italian-speaking part of Switzerland in the Lugano region. It lies in the south of the country on the shore of beautiful Lake Lugano. The municipality is nestled in a picturesque setting with panoramic mountain views and lake, a blend of Mediterranean flair and Swiss elegance.



Zurich - Paradiso

210 km

3 hours

Milano - Paradiso

77 km

1 hour 15 min.

Munich - Paradiso

420 km

5 hours



RAIL CONNECTION

You will reach Lugano by train from many different destinations with ease and without hassle. In Lugano, you board the train to Paradiso, and from the Paradiso train station it will take you six minutes on foot to reach your Green Corner home.



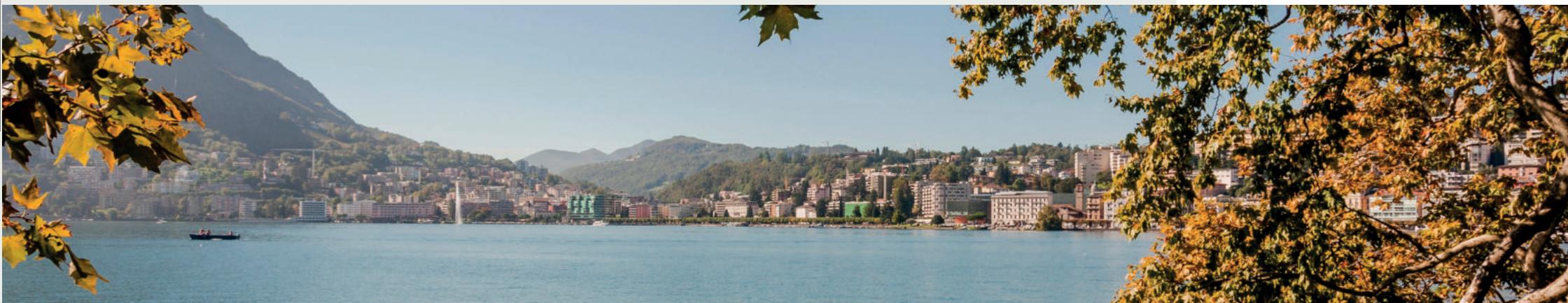
BUS STOPS

Lugano/Paradiso has an excellent bus network.



AGNO AIRPORT

The airport Lugano-Agno is one of six commercially used airports in Switzerland. It is 15 minutes from Paradiso by car.



PARADISO

location information

Thanks to the location of the apartment building, you will be able to relish the vibrant heart of Paradiso.

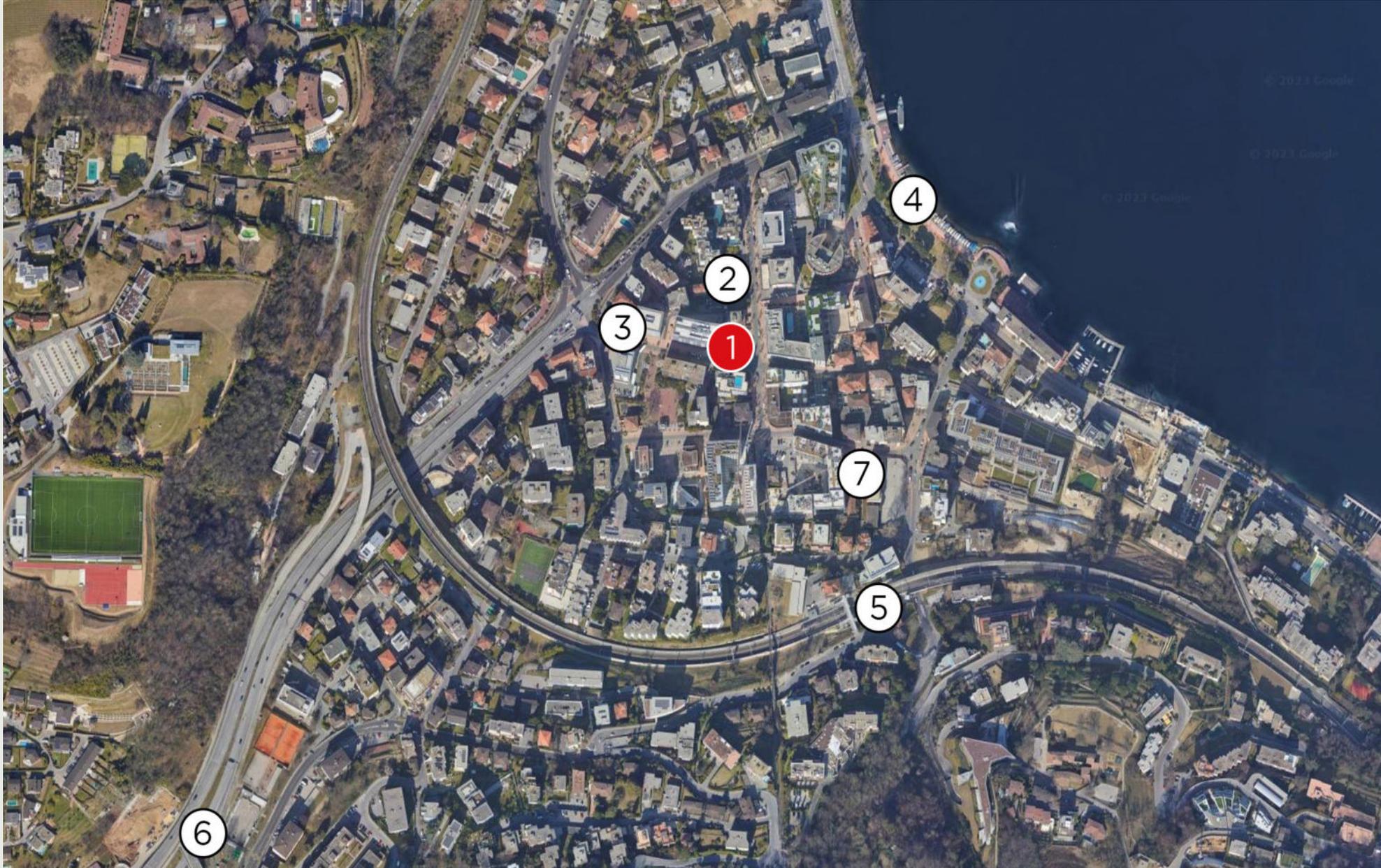
Discover quaint cafés, first-class restaurants, exclusive boutiques and lively culture that will enrich your style of life.

The near-by town center offers a host of leisure time activities, arts galleries and museums that will appeal to all your senses.

- | | | |
|---|--------------------|-----------|
| ① | Green Corner | Your home |
| ② | Bus stop | 1 minute |
| ③ | Migros supermarket | 2 minutes |
| ④ | Lakeside promenade | 4 minutes |
| ⑤ | Train station | 6 minutes |
| ⑥ | Highway access | 1.5 km |
| ⑦ | Elementary school | 5 minutes |

PARADISO

location information



BEING ACTIVE IN PARADISO

leisure time and sports

Welcome to Paradiso, the town with a myriad of possibilities to spend your leisure time actively and variedly!

Whether you love to exercise or enjoy nature — you will find everything your heart desires. Our gyms, swimming pools, tennis courts and golf courses provide excellent opportunities to exercise and stay fit.

If you prefer to spend time outdoors, you can go hiking or cycling in the nearby mountains and enjoy the breathtaking scenery.



SUSTAINABILITY AT GREEN CORNER

for today and tomorrow

Paradiso Green Corner generates heat efficiently thanks to a heat pump that uses ground source and covers the annual demand of the building.

Green Corner has a rear-ventilated facade with travertine panels alternating with photovoltaic panels. For the benefit of a sustainable future, photovoltaic panels will also be installed on the flat roof.



PROPERTY INFORMATION

Building specifications and buyer budget

You will find a comprehensive building specification of the Green Corner property in the separate document Building specifications Green Corner.

Budget information about your interior finish is provided in the document Buyer budget Green Corner.



PROPERTY VISUALIZATIONS

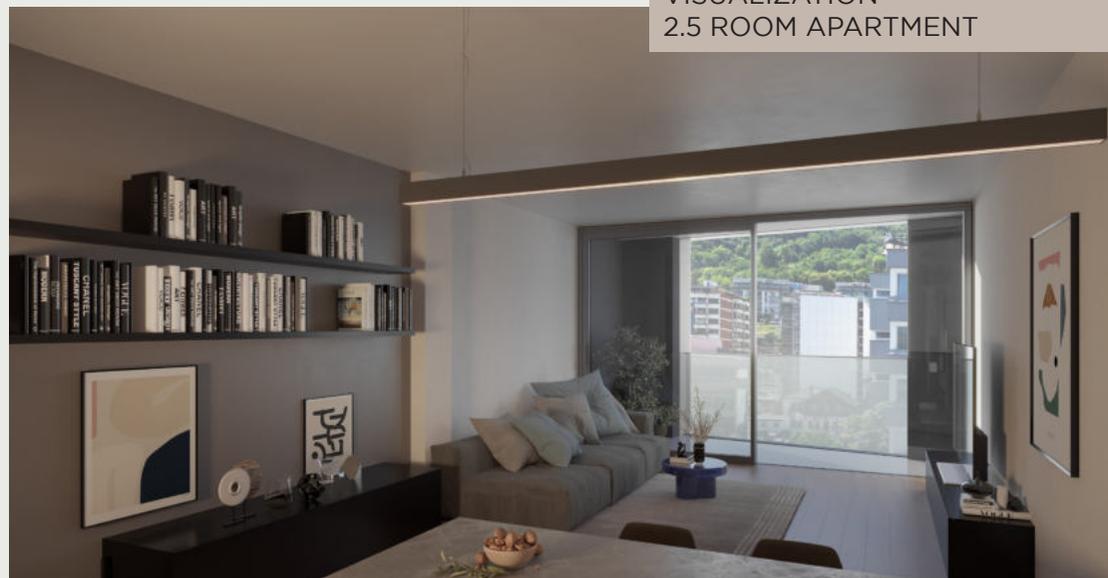


VISUALIZATION
ENTRANCE



VISUALIZATION
GREEN CORNER

VISUALIZATION
2.5 ROOM APARTMENT



WELCOME TO THE HOME

VISUALIZATION
3.5 ROOM APARTMENT



OF YOUR DREAMS



VISUALIZATION
3.5 ROOM APARTMENT



VISUALIZATION
2.5 ROOM APARTMENT



VISUALIZATION
3.5 ROOM APARTMENT

OUR OFFER

Below you will find all objects currently for sale – ready for occupancy in the summer of 2025.

The units for sale are for use as main residences or they can serve as secondary residences/holiday apartments (limited quota).

Please check availability under www.greencorner.homes.

Apartment no.	Floor	No. of rooms	Living space m ²	Balcony/terrace m ²	Cellar compartment/storage room m ²	Sales price
Commercial unit 01	Ground floor	Commercial space	116.82		15.20	CHF 1'420'000
Commercial unit 02	Ground floor	Commercial space	111.91		15.20	CHF 1'361'000
1	1st floor	2.5	81.90	4.35	3.98	CHF 737'000
2	1st floor	1.5	40.00		1.62	CHF 341'000
3	1st floor	3.5	103.60	4.41	4.37	CHF 922'000
4	1st floor	1.5	37.88		1.62	CHF 323'000
5	1st floor	2.5	80.20	6.98	1.62 + 2.43	CHF 744'000
6	2nd floor	2.5	81.90	4.35	3.10	CHF 779'000
7	2nd floor	1.5	40.00		1.62	CHF 361'000
8	2nd floor	3.5	103.60	4.41	4.32	CHF 976'000
9	2nd floor	1.5	37.88		1.62	CHF 342'000
10	2nd floor	2.5	80.20	6.98	1.62 + 2.43	CHF 788'000

Apartment no.	Floor	No. of rooms	Living space m2	Balcony/terrace m2	Cellar compart- ment/storage room m2	Sales price
11	3rd floor	2.5	81.90	4.35	4.15	CHF 823'000
12	3rd floor	1.5	40.00		1.62	CHF 382'000
13	3rd floor	3.5	102.82	5.20	3.27	CHF 1'029'000
14	3rd floor	1.5	37.88		1.62	CHF 361'000
15	3rd floor	2.5	80.20	6.98	1.62	CHF 830'000
16	4th floor	2.5	81.90	4.35	4.50	CHF 867'000
17	4th floor	1.5	40.00		1.62	CHF 402'000
18	4th floor	3.5	102.14	5.88	3.05	CHF 1'083'000
19	4th floor	1.5	37.88		1.62	CHF 380'000
20	4th floor	2.5	80.20	6.98	1.62	CHF 873'000
21	5th floor	2.5	81.90	4.35	4.75	CHF 911'000
22	5th floor	1.5	40.00		1.62	CHF 422'000
23	5th floor	3.5	101.45	6.56	4.37	CHF 1'139'000
24	5th floor	1.5	37.88		1.62	CHF 399'000
25	5th floor	2.5	80.20	6.98	1.62	CHF 917'000
26	6th floor	2.5	81.90	4.35	4.37	CHF 954'000
27	6th floor	1.5	40.00		1.62	CHF 442'000
28	6th floor	3.5	100.77	7.25	3.60	CHF 1'192'000
29	6th floor	1.5	37.88		1.62	CHF 418'000
30	6th floor	2.5	80.20	6.98	1.62	CHF 961'000
31	7th floor	2.5	81.90	4.35	4.22	CHF 997'000
32	7th floor	1.5	40.00		1.64	CHF 462'000
33	7th floor	3.5	100.10	7.93	3.60	CHF 1'246'000
34	7th floor	1.5	37.88		1.64	CHF 438'000
35	7th floor	2.5	80.20	6.32	3.40	CHF 999'000
36	8th floor	4.5	185.37	12.97 + 238.60	5.11	CHF 3'516'000
37	8th floor	4.5	172.10	5.33 + 171.23	5.20	CHF 2'981'000

Parking spaces underground garage 38 units CHF 75'000

FLOOR PLANS APARTMENTS

The building offers spacious apartments flooded with light. Singles, couples and families will all find their perfect home in Green Corner, with apartment sizes ranging from 1.5 room apartments to 4.5 room penthouse apartments with spacious terraces.

*Floor plan example
Apartment no. 5 | 2.5 room apartment
1st floor
Living space 80.20 m²
Balcony 6.98 m²*

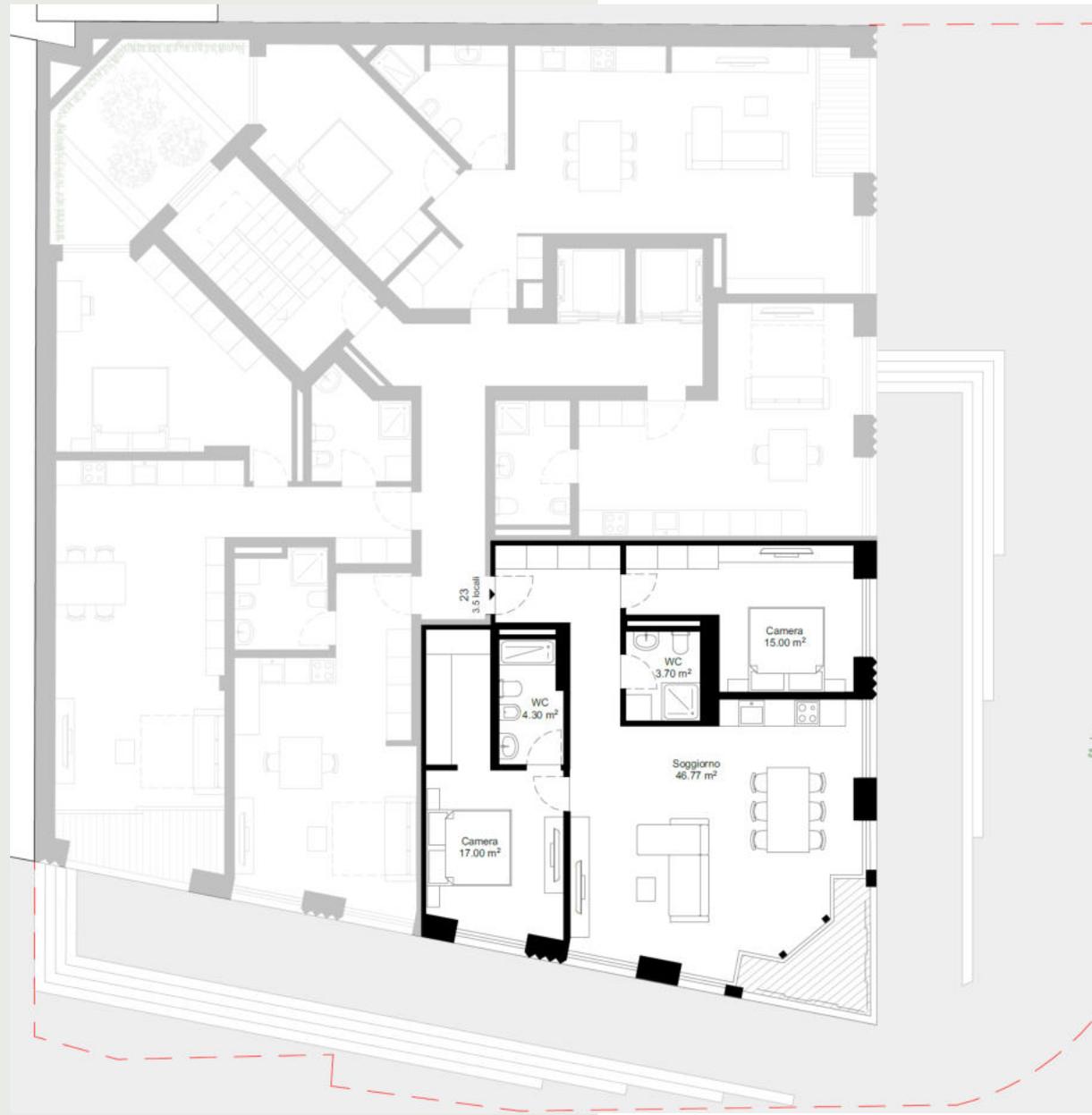
*You will find all floor plans on
our website greencorner.homes*



FLOOR PLANS APARTMENTS

*Floor plan example
Apartment no. 23 | 3.5 room apartment
5th floor
Living space 101.45 m²
Balcony 6.56 m²*

*You will find all floor plans on
our website greencorner.homes*



FLOOR PLANS PENTHOUSE



*Floor plan Penthouse
Penthouse no. 36 | 4.5 room apartment
8th/9th floor
Living space 185.37 m²
Balconies 8.62 m² + 4.35 m²
Terrace 238.60 m²*

*You will find all floor plans on
our website greencorner.homes*



VISUALIZATION
PENTHOUSE





VISUALIZATION
ROOFTOP TERRACE

COMMERCIAL SPACES for innovative ideas

Secure the commercial unit of your dreams now and put your successful business idea into practice in the vibrant heart of our charming town.

Thanks to its prime location, Paradiso offers a unique opportunity to set up your business and to benefit from a flourishing market.

What are you waiting for?
Take advantage of the opportunity to start or expand your business in Paradiso.

Together we will create the perfect space for your successful business idea.



WHY...

...should you decide on our commercial units?

Here are just a few of the many reasons:

FREQUENTED BY MANY PEDESTRIANS

Large numbers of visitors come to this part of town, also thanks to the closeness to the valley station of the Monte San Salvatore funicular.

ECLECTIC NEIGHBORHOOD

Many different potential customers - both tourists and locals - are out and about in the center of Paradiso.

INFRASTRUCTURE

Our commercial units are well connected to the public transport network. Several bus stops and the train station close by make it easy for customers and employees alike to reach you.

FLEXIBILITY

Whether you plan to open a retail store, a café, an office or a gallery, with our commercial spaces, you will have boundless freedom to implement your business idea.

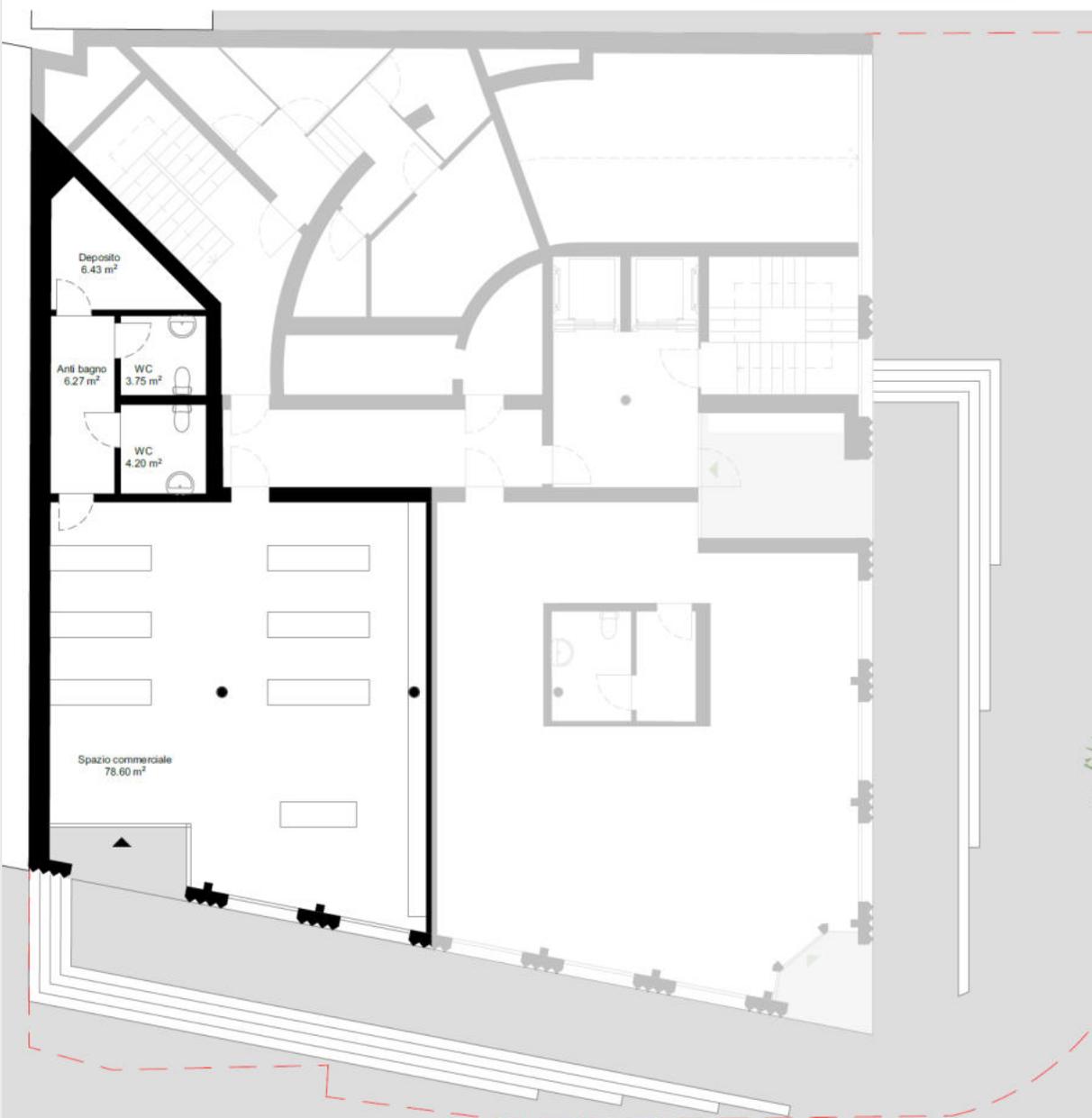
PRIME SITE

Our commercial units are in the center of Paradiso. You will benefit from optimum visibility and will easily attract potential customers, tourists and local residents.

FLOOR PLANS COMMERCIAL SPACES

*Floor plan commercial space
Commercial unit no. 1 | Ground floor
Commercial floor space 116.82 m²*

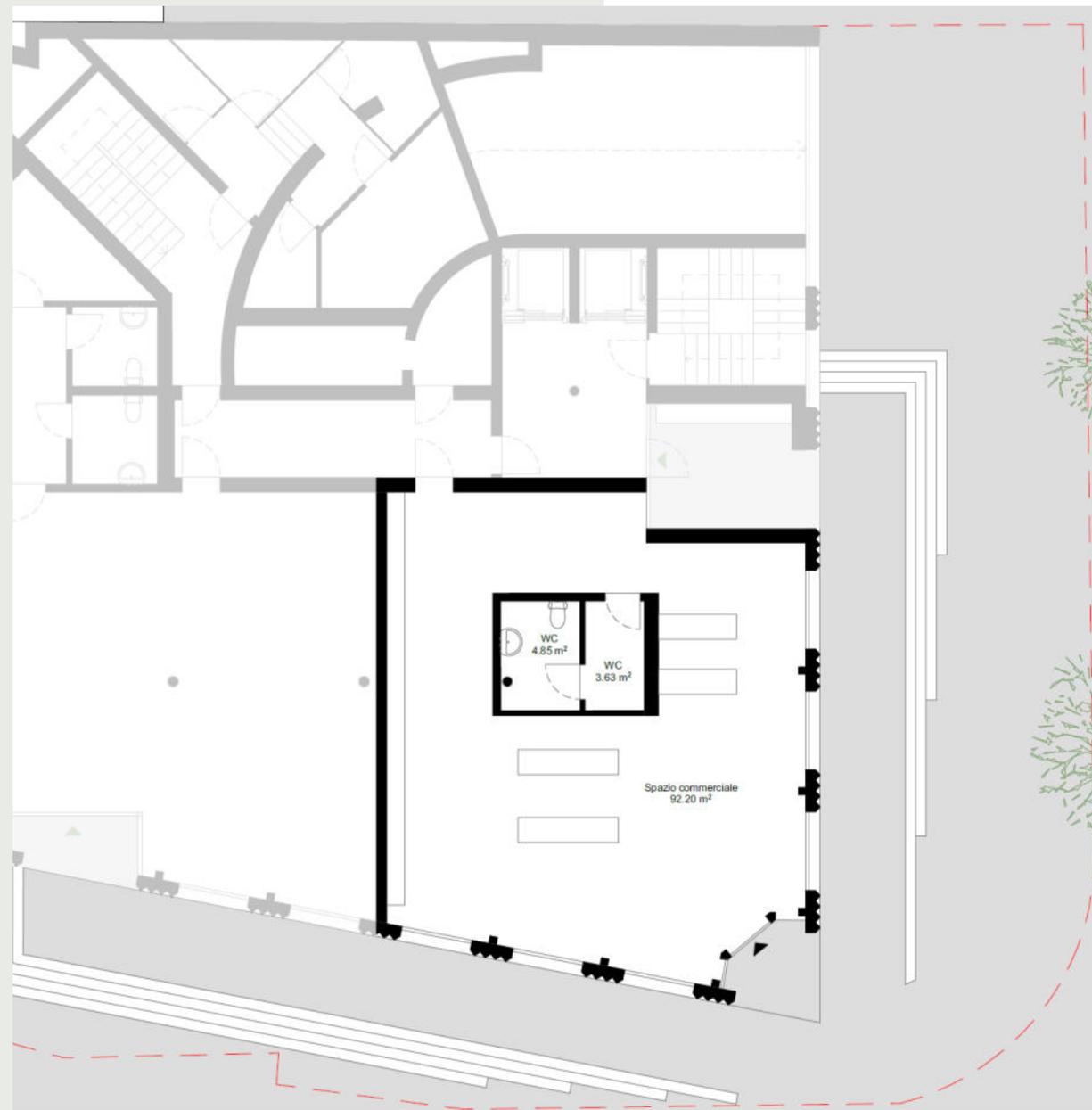
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FLOOR PLANS COMMERCIAL SPACES

*Floor plan commercial space
Commercial unit no. 2 | Ground floor
Commercial floor space 111.91 m²*

*You will find all floor plans on
our website greencorner.homes*





SALES CONTACT

Artprojekt Real Estate
Paradiso
+41 91 922 06 03
info@artprojekt.ch

MANY YEARS
OF EXPERIENCE

REAL ESTATE
EXPERTS

TRANSPARENT

UNCOMPLICATED
HANDLING

A PROJECT OF



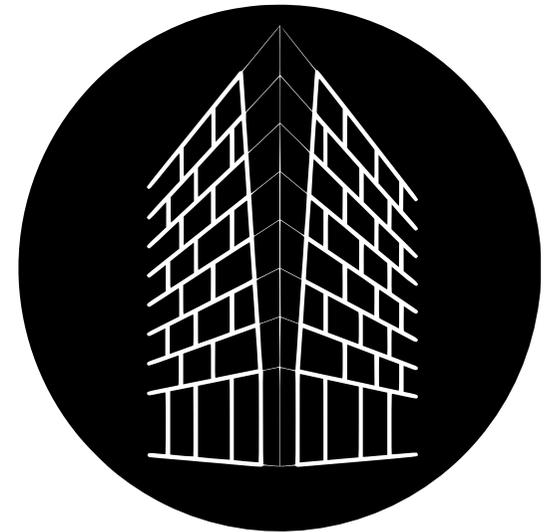
For more than a decade, LIKA Holding AG has successfully contributed to shaping the Swiss real estate landscape. The real estate group designs and builds high-quality construction projects in all of Switzerland. First-class buildings made by LIKA have significantly shaped small and large villages, towns and cities alike. When planning, the focus is always on local needs and demands. In doing so, buildings are created that are a perfect fit for the overall appearance of the place and meet high quality requirements. The bold spirit and innovative thinking enable LIKA Holding AG at any time to tackle challenging projects and implement them successfully.

GREEN CORNER

Sales contact

Artprojekt Real Estate
Paradiso
+41 91 922 06 03
info@artprojekt.ch

WELCOME TO THE HOME
OF YOUR DREAMS.



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