



S. Domenico

Great Potential of Renovation: Hotel, Villa, Apartments

CHF 6,900,000.-



Property description

Historic and charming, the Ex-Hotel Fischer represents a unique opportunity on the picturesque shores of Lake Lugano, in the heart of Castagnola, one of the region's most exclusive and peaceful neighborhoods.

Featuring architecture rich in character and surrounded by the natural beauty of the landscape, this place embodies the perfect balance of serenity and sophistication. The property offers breathtaking views of the lake and surrounding mountains, creating a serene retreat away from the hustle and bustle of downtown. In addition, the proximity to the famous Gandria Trail-a fascinating path that runs along the lake to the historic village of Gandria-makes this home the ideal starting point for leisurely walks surrounded by picture-postcard scenery.

There are **3 possibilities for the renovation** of the Ex-Hotel Fischer, each designed to enhance the unique charm and potential of this historic property:

Transformation into 5 elegant apartments: The project involves converting the structure into 5 exclusive residential units, carefully designed to combine contemporary style and functionality, while respecting the original character and architectural value. Each apartment is designed to make the most of the privileged location, offering environments that combine luxury, comfort and direct contact with

nature, while never losing sight of respect for the original character and architectural value.

Creation of a private villa: The second option contemplates the creation of a prestigious detached villa, ideal for those seeking an exclusive and personalized residence in one of the most enchanting locations on Lake Lugano.

Conversion into a luxury hotel: Finally, the structure could be reborn as a refined boutique hotel, capable of offering a unique and exclusive hospitality experience, taking advantage of the strategic location and spectacular views to attract an elite clientele.

With its rich history and potential, the Ex-Hotel Fischer is not just a property, but a testament to timeless elegance on the shores of Lake Lugano. This rare investment opportunity combines the charm of the past with the conveniences of the present, offering an exclusive and refined lifestyle. Perfect as both a private residence and a prestigious investment, the Ex-Hotel Fischer stands out as an architectural gem ready to be reborn in all its glory.

Characteristics

Availability	Immediate
Type	Investment building
Reference	3158

Living area	938 m²
Ground surface	302 m²

Object Price	CHF 6,900,000.-
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Picture(s)





Exterior view



Picture(s)



Exterior view



Contact

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Notes
